

RESOLUTION 2017 - 79

**A RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE
BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS,
NEW JERSEY, AUTHORIZING REDUCTION OF THE SITE AND
IMPROVEMENT BONDS FOR FIELDSTONE DEVELOPMENT**

WHEREAS, the Borough of Mount Arlington entered into a Developer's Agreement with Woodmont Properties in connection with the construction and on-site improvements for the project identified on the final plans as "Fieldstone Development"; and

WHEREAS, after an inspection of the site and public improvements associated with the development was conducted to adjust the outstanding improvements to the existing conditions, the Developer must establish a surety bond in the amount of \$270,240.00; and

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

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 surety bond be in the amount of \$270,240.00.

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 May 2, 2017.


Linda DeSantis, RMC, Municipal Clerk
Borough of Mount Arlington



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April 27, 2017

Ms. Carolyn Rinaldi
Municipal Administrator
Borough of Mount Arlington
419 Howard Boulevard
Mount Arlington, NJ 07856

Re: Fieldstone Development
Bonding Reduction Request #2

CP Project No.: 576.004

Dear Ms. Rinaldi:

The Developer (Woodmont Properties) of the above referenced project has requested reductions of the bonding associated with this development. An inspection of the site and public improvements associated with the development was conducted to evaluate the outstanding improvements to existing conditions.

The original bonding amount and the amount added later for the stormwater improvements associated with the connector road to the Shad Woods Development required was approximately \$4.6 million. Approximately \$3.6 million of work has been completed to date. After subtracting the work completed, the remaining bonding amount is approximately \$270,000.

The following is a summary of the status of improvements for the Fieldstone development including a breakdown of the bonding requirements:

	Original Improvement Cost	Completed Improvement Cost	Remaining Improvement Cost
Fieldstone			
On-Site Improvements	\$ 3,514,007.50	\$ 3,331,557.50	\$ 182,450.00
Public Improvements	\$ 328,365.00	\$ 285,615.00	\$ 42,750.00
Total Improvements	\$ 3,842,372.50	\$ 3,617,172.50	\$ 225,200.00
Total Bonding - 120%	\$ 4,610,847.00	\$ 4,340,607.00	\$ 270,240.00
Surety Bonding - 90%	\$ 4,149,762.30	\$ 3,906,546.30	\$ 243,216.00
Cash - 10%	\$ 461,084.70	\$ 434,060.70	\$ 27,024.00




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	Original Improvement Cost	Completed Improvement Cost	Remaining Improvement Cost
Fieldstone - Connector Road (Storm Only)			
On-Site Improvements		\$ 27,625.00	\$ 0.00
Total Bonding - 120%		\$ 33,150.00	\$ 0.00
Surety Bonding - 90%		\$ 29,835.00	\$ 0.00
Cash - 10%		\$ 3,315.00	\$ 0.00
Fieldstone - Total			
On-Site Improvements	\$ 3,514,007.50	\$ 3,331,557.50	\$ 182,450.00
Public Improvements	\$ 328,365.00	\$ 285,615.00	\$ 42,750.00
Total Improvements	\$ 3,842,372.50	\$ 3,644,797.50	\$ 225,200.00
Total Bonding - 120%	\$ 4,610,847.00	\$ 4,373,757.00	\$ 270,240.00
Surety Bonding - 90%	\$ 4,149,762.30	\$ 3,936,381.30	\$ 243,216.00
Cash - 10%	\$ 461,084.70	\$ 437,375.70	\$ 27,024.00

The itemized improvement tabulations are attached for your reference. We recommend that the council, by resolution, modify the bonding amount for the development to \$270,240.00.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
CP ENGINEERS, LLC



James Landry, P.E.
Senior Project Manager

Encl.

Cc: Kathy Appleby, Land Use Board Secretary, via email
Elizabeth Valandingham, Esq., via email
Stan Puszcz, P.E. (CPE), via email

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**Fieldstone Performance Bond
3/31/2017**

ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM TOTAL	1ST REDUCTION	2ND REDUCTION
1. Earthwork							
1.1	Site Clearing	Acre	15	3000 \$	45,000.00 \$	- \$	- \$
2. Pavement							
2.1	2" Thick HMA Surface course, 9.5M64	Ton	3250	75.00 \$	243,750.00 \$	243,750.00 \$	101,850.00 \$
2.2	4" Thick HMA Base Course, 12.5M64	Ton	6220	75.00 \$	466,500.00 \$	116,625.00 \$	- \$
2.3	6" Thick Comp. DGA Subbase	Ton	5090	25.00 \$	127,250.00 \$	31,812.50 \$	- \$
3. Storm Drainage							
3.1	15" HDPE	L.F.	2423	30.00 \$	72,690.00 \$	21,450.00 \$	- \$
3.2	18" HDPE	L.F.	875	35.00 \$	30,625.00 \$	- \$	- \$
3.3	24" HDPE	L.F.	1989	45.00 \$	89,505.00 \$	4,005.00 \$	- \$
3.4	30" HDPE	L.F.	579	50.00 \$	28,950.00 \$	4,200.00 \$	- \$
3.5	36" HDPE	L.F.	260	55.00 \$	14,300.00 \$	- \$	- \$
3.6	48" HDPE	L.F.	44	75.00 \$	3,300.00 \$	- \$	- \$
3.7	60" HDPE	L.F.	1115	90.00 \$	100,350.00 \$	- \$	- \$
3.8	24" RCP	L.F.	165	70.00 \$	11,550.00 \$	- \$	- \$
3.9	Type "A" Inlet	Each	11	1,800.00 \$	19,800.00 \$	14,400.00 \$	- \$
3.10	Type "B" Inlet	Each	37	2,000.00 \$	74,000.00 \$	6,000.00 \$	- \$
3.11	Type "E" Inlet	Each	17	2,500.00 \$	42,500.00 \$	17,500.00 \$	- \$
3.12	Recharge System	Each	2	5,000.00 \$	10,000.00 \$	- \$	- \$
3.13	Concrete Flared End Section	Each	1	1,800.00 \$	1,800.00 \$	- \$	- \$
3.14	Storm Manholes	Each	35	2,200.00 \$	77,000.00 \$	- \$	- \$
3.15	Outlet Structure	Each	4	5,000.00 \$	20,000.00 \$	- \$	- \$
3.16	Headwall	Each	2	2,000.00 \$	4,000.00 \$	- \$	- \$
3.17	Downstream Defender	Each	2	30,000.00 \$	60,000.00 \$	- \$	- \$
3.18	Conduit Outlet Protection	Each	2	2,000.00 \$	4,000.00 \$	- \$	- \$
4. Concrete							
4.1	Granite Block Curb	L.F.	12975	18.50 \$	240,037.50 \$	36,005.63 \$	- \$
4.2	4" Thick Concrete Sidewalk	S.Y.	2085	40.00 \$	83,400.00 \$	83,370.00 \$	10,000.00 \$
4.3	Retaining Wall	S.F.	39500	25.00 \$	987,500.00 \$	345,625.00 \$	- \$
4.4	ADA Ramps w/Detectable Warning Surface	Each	41	400.00 \$	16,400.00 \$	13,200.00 \$	- \$
5. Landscape & Lighting							
5.1	Pole Mounted Light	Each	83	2,800.00 \$	232,400.00 \$	162,680.00 \$	47,600.00 \$
5.2	Evergreen Trees	Each	111	300.00 \$	33,300.00 \$	33,300.00	- \$
5.3	Shade Trees	Each	132	300.00 \$	39,600.00 \$	39,600.00	- \$
5.4	Ornamental Trees	Each	52	300.00 \$	15,600.00 \$	15,600.00	- \$
5.5	Shrubs	Each	1780	50.00 \$	89,000.00 \$	89,000.00 \$	20,000.00 \$
5.6	Ornamental Grasses/Groundcovers	Each	1654	25.00 \$	41,350.00 \$	41,350.00	- \$
6. Miscellaneous							
6.1	Soil Erosion/Sediment Control	L.S.	1	10,000.00 \$	10,000.00 \$	5,000.00	- \$
6.2	Fencing	L.F.	5300	25.00 \$	132,500.00 \$	33,125.00 \$	2,000.00 \$
6.3	Guide Rail	L.F.	1335	30.00 \$	40,050.00 \$	19,050.00 \$	- \$
6.4	Striping	L.S.	1	6,000.00 \$	6,000.00 \$	6,000.00 \$	1,000.00 \$
7. Valley Road Access Offsite							
7.1	2" Thick HMA Surface Course, 9.5M64	Ton	570	75.00 \$	42,750.00 \$	42,750.00 \$	42,750.00 \$
7.2	4" Thick HMA Base Course, 12.5M64	Ton	1090	75.00 \$	81,750.00 \$	- \$	- \$
7.3	6" Thick COMP DGA Subbase	Ton	895	25.00 \$	22,375.00 \$	- \$	- \$
7.4	Granite Block Curb	L.F.	4870	18.50 \$	90,095.00 \$	11,100.00 \$	- \$
7.5	4" Thick Concrete Sidewalk	S.Y.	510	40.00 \$	20,400.00 \$	- \$	- \$
7.6	Type "B" Inlet	Each	3	2,000.00 \$	6,000.00 \$	- \$	- \$
7.7	18" HDPE	L.F.	37	35.00 \$	1,295.00 \$	- \$	- \$
7.8	30" HDPE	L.F.	210	50.00 \$	10,500.00 \$	- \$	- \$
7.9	Pole Mounted Light	Each	19	2,800.00 \$	53,200.00 \$	53,200.00 \$	- \$
8. Connector Road (Not included on original bond estimate)							
8.1	Pavement - See Shadow Woods Bond Estimate				\$ -	\$ -	\$ -
8.2	Storm				\$ -	\$ 27,625.00	\$ -
8.3	Concrete - See Shadow Woods Bond Estimate				\$ -	\$ -	\$ -
8.4	Misc - See Shadow Woods Bond Estimate				\$ -	\$ -	\$ -
9. Potable Water Main (Not included on original bond estimate)							
9.1	8" DIP				\$ -	\$ 30,000.00	\$ -
Total					\$ 3,842,372.50	\$ 1,547,323.13	\$ 225,200.00