



Opinion of Probable Construction Costs

Project: **Proposed Retail Store**
471 Mount Pleasant Avenue
Township of West Orange
Essex County, New Jersey

Bohler Office: Warren
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Project No.: **NJA230139.00**
Date: 8/14/2025
Last Revised: 12/10/2025

Bohler Engineering NJ, LLC ("Bohler" or the "Firm") is providing this Opinion of Probable Construction Costs ("OPCC") to Township of West Orange ("Client") for Inspection Fee Calculation services to be rendered in connection with the proposed retail development at 471 Mount Pleasant Avenue in the Township of West Orange ("Parcel"). This Parcel will also contain related site amenities and improvements [inclusive of parking, access roadways, lighting, landscaping, utilities, and stormwater management facilities].

In preparing this OPCC, the Firm is currently in receipt of a Site Plan plan entitled "Preliminary & Final Major Site Plan" which Bohler Engineering NJ, LLC prepared, dated 8/14/2025, last revised 12/10/2025. The Firm has utilized and relied upon these documents and materials in creating the description of the Firm's scope of services to underlie the preparation of the OPCC and this OPCC. The Firm assumes and will be relying on the accuracy and completeness of the above-referenced information you have provided to Bohler.

An OPCC represents Bohler's judgment as a design professional generally familiar with the construction industry. It is recognized however, that Bohler does not have control over: the cost of labor, materials or equipment; the Contractor's means and methods of construction; the Contractor's means and methods of determining bid prices; the competitive bidding, market or negotiating conditions; site conditions or the environment; acts of g-d and other force majeure conditions; unknown or unidentified field conditions; financial and/or market conditions; subsurface conditions; defects, deficiencies or incomplete information contained in documents, plans, materials and reports which Client has provided and/or which Bohler has or will rely upon; factors or conditions outside of Bohler's control; and any other factors regarding which Bohler is not currently aware. Accordingly, Bohler cannot and does not warrant, covenant, represent or promise that bids or negotiated prices will not vary from this OPCC and the costs set forth herein, and further, this is not a representation that the information contained in this OPCC will not vary from the Client's or, where applicable, the Owner's budget for the Project, from this OPCC or any future OPCC which Bohler prepares.

The Firm's OPCC for this Project is below:

Item No.	Description	Quantity	Unit	Unit Cost	Total Cost
CURB AND PAVEMENT					
1.	Belgian Block Curb	5.00	LF	\$ 22.00	\$ 110.00
2.	Concrete Curb On-Site	1,400.00	LF	\$ 25.00	\$ 35,000.00
8.	Concrete Sidewalk, 4" Depth	3,000.00	SF	\$ 9.00	\$ 27,000.00
9.	Concrete Curb Ramp	4.00	EA	\$ 1,000.00	\$ 4,000.00
10.	Detectable Warning Surface	200.00	SF	\$ 80.00	\$ 16,000.00
11.	Concrete Pavement, 6" Depth	850.00	SF	\$ 10.00	\$ 8,500.00
12.	Concrete Pavement, 8" Depth	600.00	SF	\$ 12.00	\$ 7,200.00
17.	8" Dumpster Pad w 6" Stone	300.00	SF	\$ 10.14	\$ 3,042.00
21.	4" Bollards at Dumpster Pad	36.00	EA	\$ 750.00	\$ 27,000.00
Superpave, WMA Wearing Course, PG 64-22, 3 to 10 Million Design ESALS, 9.5 mm Mixture, 2" Depth, SRL-					
23.	E	1,550.00	SY	\$ 14.00	\$ 21,700.00
Superpave, WMA Binder Course, PG 64-22, 3 to 10 million Design ESALS, 19 mm Mixture, 4" Depth					
26.		1,550.00	SY	\$ 17.50	\$ 27,125.00
35.	Subbase, 6" Depth	1,550.00	SY	\$ 10.50	\$ 16,275.00
39.	Pavement Restoration	6,000.00	SY	\$ 55.00	\$ 330,000.00

Total for CURB AND PAVEMENT: \$ 522,952.00

Item No.	Description	Quantity	Unit	Unit Cost	Total Cost
STRIPING AND SIGNAGE					
1.	4" Epoxy Striping	3,000.00	LF	\$ 0.40	\$ 1,200.00
5.	24" Wide Thermoplastic Striping	275.00	LF	\$ 2.25	\$ 618.75
6.	On-Site Painted Directional Arrows	24.00	EA	\$ 100.00	\$ 2,400.00
8.	Painted Handicap Symbols	4.00	EA	\$ 125.00	\$ 500.00
9.	Handicap Parking Signs	4.00	EA	\$ 225.00	\$ 900.00
10.	Traffic Control Signs	11.00	EA	\$ 150.00	\$ 1,650.00
Total for STRIPING AND SIGNAGE:					\$ 7,268.75
LANDSCAPING					
2.	Shade Tree (3" - 4" caliper)	14.00	EA	\$ 600.00	\$ 8,400.00
5.	Ornamental Tree (2" - 2 1/2" caliper or 8-10')	5.00	EA	\$ 375.00	\$ 1,875.00
6.	Evergreen Shrubs & Deciduous Shrubs (18" - 24")	35.00	EA	\$ 57.50	\$ 2,012.50
7.	Evergreen Shrubs & Deciduous Shrubs (24" - 30")	50.00	EA	\$ 72.50	\$ 3,625.00
8.	Evergreen Shrubs & Deciduous Shrubs (30" - 36")	20.00	EA	\$ 70.00	\$ 1,400.00
13.	Perennials	107.00	EA	\$ 10.50	\$ 1,123.50
14.	Ornamental Grasses	49.00	EA	\$ 12.00	\$ 588.00
Total for LANDSCAPING:					\$ 19,024.00
LIGHTING					
1.	Single LED Setup with 30" Exposed Foundation (25' Mounting)	2.00	EA	\$ 4,200.00	\$ 8,400.00
2.	Double LED Setup with 30" Exposed Foundation (25' Mounting)	6.00	EA	\$ 5,400.00	\$ 32,400.00
Total for LIGHTING:					\$ 40,800.00
STORM DRAINAGE					
1.	Tie Into Existing Storm Structure	1.00	EA	\$ 2,250.00	\$ 2,250.00
6.	4' Dia. Storm Manhole	3.00	EA	\$ 3,350.00	\$ 10,050.00
7.	Outlet Structure with Trash Rack	1.00	EA	\$ 2,750.00	\$ 2,750.00
9.	Curb Inlet	1.00	EA	\$ 2,500.00	\$ 2,500.00
55.	Roof Drain Fittings	20.00	EA	\$ 51.50	\$ 1,030.00
56.	Cleanout	16.00	EA	\$ 900.00	\$ 14,400.00
Total for STORM DRAINAGE:					\$ 32,980.00
STORMWATER BMPs					
16.	15" HDPE	330.00	LF	\$ 38.00	\$ 12,540.00
16.	Porous Pavement Stormwater Basin	8,520.00	EA	\$ 13.00	\$ 110,760.00
Total for STORMWATER BMPs:					\$ 123,300.00
MISCELLANEOUS					
1.	Concrete Bollards	38.00	EA	\$ 380.00	\$ 14,440.00

Item No.	Description	Quantity	Unit	Unit Cost	Total Cost
				Total for MISCELLANEOUS:	\$ 14,440.00

ELECTRIC AND COMMUNICATIONS

1.	Trenching, 4' Depth, Conduit by Others	150.00	LF	\$ 6.00	\$ 900.00
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Total for ELECTRIC AND COMMUNICATIONS: \$ 900.00

SUBTOTAL: \$ 761,664.75

TOTAL: \$ 761,664.75

In the event the above conditions and assumptions are exceeded and further modifications or additional services are required, Bohler reserves the right to supplement this OPCC with additional services and scopes. Items and scope not included in the above OPCC include, but are not limited to:

- Design development changes;
- Schedule adjustments;
- General administration changes (such as wage rates);
- Differing site conditions (above ground and below) from those reasonably expected;
- Third party requirements imposed during construction including, but not limited to, new permits; and

The Firm and the Client recognize and affirm that to the extent the Client, or where applicable, the Owner, authorizes Bohler to perform only a narrow scope of services, this will impact and limit Bohler's ability to provide the cost(s) described herein.

The above-stated costs are opinions, only, should not be considered a formal or final construction estimate and should not be relied upon to determine actual costs to perform and complete the scope of the above-described services, Project and improvements. Please note also that this OPCC consists of a "snapshot in time" and the reliability of this OPCC will degrade over time. Bohler cannot and does not make any warranty, promise, guarantee or representation, either express or implied, that proposals, bids, project construction costs, or cost of the scope of work described in this OPCC will not vary significantly over time.

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