

VIA EMAIL

December 30, 2017

Mr. Leonard Lepore, Township Engineer
Township of West Orange
25 Lakeside Avenue
West Orange, New Jersey 07052

**RE: Prism Redevelopment
Edison Battery Factory
Bond Reduction Request #1
BCG File No. 080376-WO-048**

Dear Mr. Lepore:

We have reviewed the request from Prism to reduce the performance bond that was submitted at the outset of construction. Based upon our review of the work completed, including our most recent observations of construction activities on Thursday, December 28, 2017, we have prepared the attached bond reduction estimate. The original bond estimate (including the 20% permitted by the MLUL) as for \$1,683,337.20, which based upon the work completed to date, can be reduced to \$676,303.20. This represents a reduction of 59.8 percent.

Should you have any questions, please do not hesitate to contact our office.

Very truly yours,



Eric L. Keller, P.E., P.P., LEED AP
Vice President

ekeller@bowmanconsulting.com

STANLEY T. OMLAND, PE, PP, LEED AP
ERIC L. KELLER, PE, PP, LEED AP
WILLIAM H. HAMILTON, PP, AICP, LLA, LEED AP
GEOFFREY R. LANZA, PE, PP, LEED AP, CFM
SEAN A. DELANY, PE, PP
JAMES GIURINTANO, PE, PP, CME
MARTIN F. TIRELLA, PLS
THEODORE D. CASSERA, PE, PP
KEVIN P. BOLLINGER, PLS
WAYNE A. CORSEY, PE, PP
ANTHONY J. DILODOVICO, MS
DAVID B. DIXON, PLS, PP
ANTHONY FACCHINO, PE, PP, PLS
R. MICHAEL MCKENNA, PE, PP
JARYD MORAN, LLA
MARC L. OLMEDA, PLS
MICHAEL J. ROTH, PE
JAMES M. WARD, PE
PAUL J. WINTERS, PE, CME
JAMES R. WOODS, PE

PROPOSED CONSTRUCTION COST ESTIMATE
PRISM GREEN URBAN RENEWAL ASSOCIATES IV, LLC
TOWNSHIP OF WEST ORANGE
DATE: DECEMBER 28, 2017
APPLICATION NUMBER: PB-12-09

BASED ON SITE PLANS REVISED THROUGH 11/17/15 PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES

ITEM No.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM TOTAL	CO
1	SITE PREPARATION	LS	1	\$ 25,000.00	\$ 25,000.00	
2	SOIL EROSION	LS	1	\$ 30,000.00	\$ 30,000.00	
3	INLETS, NYLOPLAST	EA.	12	\$ 2,500.00	\$ 30,000.00	
4	INLETS, CONCRETE	EA.	2	\$ 3,000.00	\$ 6,000.00	
5	INLETS, RETROFIT EXISTING	EA.	2	\$ 1,250.00	\$ 2,500.00	
6	MANHOLES, STORM	EA.	7	\$ 4,000.00	\$ 28,000.00	
7	OUTLET CONTROL STRUCTURE	EA.	1	\$ 8,000.00	\$ 8,000.00	
8	8" HDPE	LF	233	\$ 40.00	\$ 9,320.00	
9	10" HDPE	LF	37	\$ 45.00	\$ 1,665.00	
10	12" HDPE	LF	1596	\$ 45.00	\$ 71,820.00	
11	15" RCP	LF	44	\$ 55.00	\$ 2,420.00	
12	15" DIP (STORM)	LF	230	\$ 65.00	\$ 14,950.00	
13	18" RCP	LF	18	\$ 75.00	\$ 1,350.00	
14	24" RCP	LF	25	\$ 80.00	\$ 2,000.00	
15	42" HDPE	LF	1005	\$ 100.00	\$ 100,500.00	
16	HDPE RISERS (DETENTION SYSTEM)	EA.	3	\$ 2,500.00	\$ 7,500.00	
17	TRENCH DRAIN	LF	43	\$ 50.00	\$ 2,150.00	
18	CONNECTION TO EXISTING SYSTEM (STORM)	EA.	5	\$ 1,500.00	\$ 7,500.00	
19	4" PVC (SANITARY)	LF	17	\$ 30.00	\$ 510.00	
20	6" PVC (SANITARY)	LF	60	\$ 35.00	\$ 2,100.00	
21	8" PVC (SANITARY)	LF	1433	\$ 40.00	\$ 57,320.00	
22	10" PVC (SANITARY)	LF	397	\$ 55.00	\$ 21,835.00	
23	12" PVC (SANITARY)	LF	865	\$ 70.00	\$ 60,550.00	
24	MANHOLES, SANITARY	EA.	21	\$ 4,000.00	\$ 84,000.00	
25	CONNECTION TO EXISTING SYSTEM (SANITARY)	EA.	1	\$ 1,500.00	\$ 1,500.00	
26	HYDRANT ASSEMBLY	EA.	4	\$ 5,000.00	\$ 20,000.00	
27	4" DIP	LF	17	\$ 35.00	\$ 595.00	
28	6" DIP	LF	34	\$ 60.00	\$ 2,040.00	
29	8" DIP	LF	34	\$ 80.00	\$ 2,720.00	
30	CONNECTION TO EXISTING SYSTEM (WATER)	EA.	4	\$ 3,000.00	\$ 12,000.00	
31	ADA CURB RAMPS	EA.	10	\$ 2,500.00	\$ 25,000.00	
32	CONCRETE PAVER SIDEWALK	SF	26111	\$ 12.00	\$ 313,332.00	
33	CONCRETE SIDEWALK, COURTYARD	SF	14605	\$ 8.00	\$ 116,840.00	
34	CURBING	LF	3762	\$ 22.00	\$ 82,764.00	
35	TRAFFIC SIGNS	EA.	5	\$ 150.00	\$ 750.00	
36	STREETSCAPE/PEDESTRIAN AMENITIES	LS	1	\$ 7,500.00	\$ 7,500.00	
37	FENCING/GATES	LS	1	\$ 12,000.00	\$ 12,000.00	
38	STRIPING	LS	1	\$ 10,000.00	\$ 10,000.00	
39	SITE LIGHTING, FREESTANDING	LS	1	\$ 60,000.00	\$ 60,000.00	
40	PLANTERS/WATER FEATURES	LS	1	\$ 30,000.00	\$ 30,000.00	
41	STRUCTURAL CONTROLLED/PLANT FILL	CY	325	\$ 65.00	\$ 21,125.00	
42	HARDSCAPE	LS	1	\$ 10,000.00	\$ 10,000.00	
43	DECIDUOUS TREES (STREETSCAPE)	EA.	62	\$ 450.00	\$ 27,900.00	
44	EVERGREEN TREES (STREETSCAPE)	EA.	21	\$ 350.00	\$ 7,350.00	
45	SHRUBBERY (STREETSCAPE)	EA.	195	\$ 35.00	\$ 6,825.00	
46	PERENNIALS (STREETSCAPE)	EA.	326	\$ 10.00	\$ 3,260.00	
47	GROUND COVER (STREETSCAPE)	EA.	530	\$ 2.50	\$ 1,325.00	
48	DECIDUOUS TREES (COURTYARD)	EA.	28	\$ 450.00	\$ 12,600.00	
49	EVERGREEN TREES (COURTYARD)	EA.	42	\$ 350.00	\$ 14,700.00	
50	SHRUBBERY (COURTYARD)	EA.	217	\$ 35.00	\$ 7,595.00	
51	PERENNIALS (COURTYARD)	EA.	1607	\$ 10.00	\$ 16,070.00	
52	GROUND COVER (COURTYARD)	EA.	1745	\$ 2.50	\$ 4,362.50	

Total \$ 1,402,781.00

120% PER M.L.U.L.=	\$ 1,683,337.20
PERFORMANCE GUARANTEES PER MLUL	
90% SURETY=	\$ 1,515,003.48
10% CASH=	\$ 168,333.72
5% ENGINEERING INSPECTION FEE=	\$ 84,166.86

Eric L. Keller, P.E., P.P.
Township Consulting Engineer



200 Broadacres Drive
Bloomfield, NJ 07003
Telephone: 973-562-9580
Fax: 973-562-9586

Transmittal

October 5, 2017

TO: Township of West Orange
25 Lakeside Ave.
West Orange, NJ 07052

ATTN: Leonard Lepore

VIA: UPS Ground

RE: West Orange Redevelopment

We are sending you the following as indicated:

Plans	Specifications	x Letters
Shop Drawings	Prints	Contract
Change Order	Submittal	Sample
Quantities	Schedule	

Copies	Description
1	letter

These are transmitted as indicated below:

☒ For your Use	Approved
For Approval	Approved As Noted: Resubmission Not Required
As Requested	Approved As Noted: Resubmit
For Review & Comment	Not Approved
For Signature	Reviewed – See Comments

REMARKS:

Very Truly Yours,
PRISM CONSTRUCTION MANAGEMENT, LLC

Stephen Torell
Senior Project Manager
Stephen.Torell@prismpartners.net

Copy: file



DGP Urban Renewal, LLC

October 5, 2017

Ms. Karen J. Carnevale, RMC
Municipal Clerk .
Township of West Orange
66 Main Street
West Orange, NJ 07052

West Orange, NJ 07601

Re: **DGP Urban Renewal Associates, ("Obligor")**
Site Work Letter of Credit
Edison Lofts

Dear Ms. Carnevale:

In accordance with the MLUL (Municipal Land Use Law) 40:55D-53, Obligor hereby requests that the Township Engineer inspect the work related to the site improvements associated with 177 Main Street, West Orange, NJ (aka, Edison Lofts) and appended to the performance guarantee pursuant to subsection a. of 40:55D-53, a list of all uncompleted or unsatisfactory completed improvements.

Further in accordance with the requirements of the MLUL, we are requesting that the Municipal Engineer inspect all improvements covered by obligor's request and file a detailed list and report, in writing, with the governing body, and simultaneously sending a copy thereof to the obligor not later than 45 days after receipt of the obligor's request.

The report prepared by the municipal engineer shall identify each improvement determined to be complete and satisfactory **together with a recommendation as to the amount of reduction to be made in the performance guarantee** relating to the completed and satisfactory improvement, in accordance with the itemized cost estimate prepared by the municipal engineer and appended to the performance guarantee pursuant to subsection a. of 40:55D-53.

Obligor has provided hereto an itemized list of improvements that it believes to be completed in accordance with the itemized cost prepared by the municipal engineer and appended to the performance guarantee. Obligor requests that at this time the performance guarantee be reduced in the amount of \$871,218.

Sincerely,

Stephen Torell

cc: Eugene R Diaz
Edwin H Cohen
Len LePore - West Orange Township Municipal Engineer



Real Estate Investing...Outside The Box

PROPOSED CONSTRUCTION COST ESTIMATE
PRISM GREEN URBAN RENEWAL ASSOCIATES IV, LLC
TOWNSHIP OF WEST ORANGE
DATE: FEBRUARY 25, 2016
APPLICATION NUMBER: PB-12-09

BASED ON SITE PLANS REVISED THROUGH 11/17/15 PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES

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1	SITE PREPARATION	LS	1	\$ 25,000.00	\$ 25,000.00	70 Complete
2	SOIL EROSION	LS	1	\$ 30,000.00	\$ 30,000.00	100
3	INLETS, NYLOPLAST	EA.	12	\$ 2,500.00	\$ 30,000.00	100
4	INLETS, CONCRETE	EA.	2	\$ 3,000.00	\$ 6,000.00	100
5	INLETS, RETROFIT EXISTING	EA.	2	\$ 1,250.00	\$ 2,500.00	100
6	MANHOLES, STORM	EA.	7	\$ 4,000.00	\$ 28,000.00	100
7	OUTLET CONTROL STRUCTURE	EA.	1	\$ 8,000.00	\$ 8,000.00	100
8	8" HDPE	LF	233	\$ 40.00	\$ 9,320.00	100
9	10" HDPE	LF	37	\$ 45.00	\$ 1,665.00	100
10	12" HDPE	LF	1596	\$ 45.00	\$ 71,820.00	100
11	15" RCP	LF	44	\$ 55.00	\$ 2,420.00	100
12	15" DIP (STORM)	LF	230	\$ 65.00	\$ 14,950.00	100
13	18" RCP	LF	18	\$ 75.00	\$ 1,350.00	100
14	24" RCP	LF	25	\$ 80.00	\$ 2,000.00	100
15	42" HDPE	LF	1005	\$ 100.00	\$ 100,500.00	100
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17	TRENCH DRAIN	LF	43	\$ 50.00	\$ 2,150.00	—
18	CONNECTION TO EXISTING SYSTEM (STORM)	EA.	5	\$ 1,500.00	\$ 7,500.00	100
19	4" PVC (SANITARY)	LF	17	\$ 30.00	\$ 510.00	100
20	6" PVC (SANITARY)	LF	60	\$ 35.00	\$ 2,100.00	100
21	8" PVC (SANITARY)	LF	1433	\$ 40.00	\$ 57,320.00	—
22	10" PVC (SANITARY)	LF	397	\$ 55.00	\$ 21,835.00	—
23	12" PVC (SANITARY)	LF	865	\$ 70.00	\$ 60,550.00	100
24	MANHOLES, SANITARY	EA.	21	\$ 4,000.00	\$ 84,000.00	67(56,200)
25	CONNECTION TO EXISTING SYSTEM (SANITARY)	EA.	1	\$ 1,500.00	\$ 1,500.00	—
26	HYDRANT ASSEMBLY	EA.	4	\$ 5,000.00	\$ 20,000.00	100
27	4" DIP	LF	17	\$ 35.00	\$ 595.00	100
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34	CURBING	LF	3762	\$ 22.00	\$ 82,764.00	—
35	TRAFFIC SIGNS	EA.	5	\$ 150.00	\$ 750.00	—
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38	STRIPING	LS	1	\$ 10,000.00	\$ 10,000.00	—
39	SITE LIGHTING, FREESTANDING	LS	1	\$ 60,000.00	\$ 60,000.00	30(18000)
40	PLANTERS/WATER FEATURES	LS	1	\$ 30,000.00	\$ 30,000.00	75(22500)
41	STRUCTURAL CONTROLLED/PLANT FILL	CY	325	\$ 65.00	\$ 21,125.00	100
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52	GROUND COVER (COURTYARD)	EA.	1745	\$ 2.50	\$ 4,362.50	—

Total \$ 1,402,781.00

\$726,015

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\$871,218

90% SURETY=

\$ 1,515,003.48

10% CASH=

\$ 168,333.72

5% ENGINEERING INSPECTION FEE=

\$ 84,166.86

Eric L. Keller

Eric L. Keller, P.E., P.P.
Township Consulting Engineer