

April 19, 2019

Richard Trenk
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue
Roseland, NJ 07068

RE: Proposal for Professional Planning Services
West Orange Area in Need of Redevelopment Study –
Block 116, Lots 44, 47, 48, 50, 51, 53, 53.01, 55
Block 116.01, Lots 81.03, 86, 87, 88, 89, 91, 93, 95, 96, 97, 98, 99, 100, 101.01

Dear Mr. Trenk:

We are pleased to submit this proposal to provide professional planning services associated with the preparation of an Area in Need of Redevelopment Investigation for the above referenced properties in the Township. Our firm is well versed in the preparation of redevelopment investigations throughout the State and have several ongoing redevelopment projects with the Township. We have extensive experience working with the Local Redevelopment and Housing Law (LRHL) and frequently sit on panels dealing with redevelopment law topics.

The scope of work for the project will include site visits and inspections with extensive photo documentation of the existing property conditions, collection and review of relevant Township records, tax and property information, review of environmental records, additional research as appropriate, and the preparation of a written document describing the properties and evaluating them regarding the criteria outlined in the LRHL.

It is our understanding that the proposed redevelopment study will be directed with the option for eminent domain. As such, the importance of conducting extensive due diligence above and beyond our usual high standard is magnified and the potential for scrutiny is strong. As is the case with all preliminary investigations prepared per the LRHL, we are unable to stipulate to any particular outcome prior to the completion of our work and must ensure that any conclusions that the report makes are supported by substantial evidence.

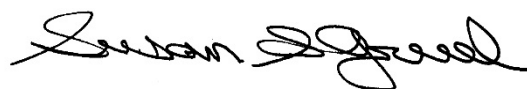
Our fee for preparation of the Study would not exceed a total of \$26,000 including attendance at one Planning Board meeting, billed at the attached hourly rates. All other meetings and preparation will be billed separately per meeting at our hourly rates. We welcome the opportunity to continue to work with the Township on important redevelopment projects. Should you have any questions, please do not hesitate to contact us.

Sincerely yours,

HEYER, GRUEL & ASSOCIATES



Fred Heyer, PP, AICP LEED- AP ND, CNUA
Principal



Susan S. Gruel, PP
Principal

STAFFING AND RATES

The following is a breakdown of anticipated staffing involvement and hourly rates:

2019 FEE SCHEDULE - MUNICIPAL CLIENTS		
PRINCIPALS:	SUSAN S. GRUEL	\$175 PER HOUR
	FRED HEYER	
PRINCIPAL PLANNERS:		\$150 PER HOUR
SENIOR PLANNERS:		\$135 PER HOUR
ASSOCIATE PLANNERS:		\$110 PER HOUR

Note: Travel time or mileage charges are not billed.