

**RESOLUTION 79- 2017
RESOLUTION ESTABLISHING AND APPROVING PERFORMANCE
SURETY ESTIMATE AND INSPECTION ESCROW
FOR SITE IMPROVEMENTS AT BLOCK 40.05, LOT 10**

WHEREAS, Starbucks has received approvals for site improvements at Block 40.05, Lot 10 for the proposed Starbucks to be located at 1008 Mantua Pike in the Borough; and

WHEREAS, the Borough Engineer has provided a Performance Surety estimate for such site improvements in accordance with NJSA 40:55D-53, et seq and an estimate for establishment of an inspection escrow related thereto;

WHEREAS, the Borough hereby determines such estimates to be consistent with the authorizing Statute and desires to memorialize its approval thereof;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Woodbury Heights, with the Mayor concurring, that before any Zoning or Construction Permits be issued for the Starbucks proposed at Block 40.05, Lot 10, the developer/applicant shall post a Performance Surety in the principal sum of \$58,752.00 in a form acceptable to the Borough Solicitor and post a cash escrow deposit of \$2,448.00 as an inspection escrow deposit.

BOROUGH OF WOODBURY HEIGHTS

BY: 
RICHARD GAMBALE, COUNCIL PRESIDENT

ATTEST: 
JANET PIZZI, BOROUGH CLERK

The foregoing Resolution was duly adopted by the Borough Council of the Borough of Woodbury Heights at the Regular Meeting held on the 16th day of August, 2017.


JANET PIZZI, BOROUGH CLERK

August 2, 2017

Borough of Woodbury Heights
500 Elm Avenue
Woodbury Heights, NJ 08097

Attention: Janet Pizzi, Borough Clerk, (via e-mail & standard mail)

**Re: Site Improvement Bond Estimate & Escrow Fee
Starbucks @ Woodbury Heights
Block 40.05, Lot 10 – 1008 Mantua Pike
Applicant: Richard Ragan
S&A File No. WH-1032-06**

Dear Ms. Pizzi:

Enclosed is the site improvement bond estimate for the above referenced project. Our office has prepared the improvement bond from the approved plans prepared for the proposed Starbucks by Ragan Design Group of Medford, New Jersey. Based upon our estimate, this office is recommending that the site improvement bond be posted in the amount as shown below and reflected on the enclosed site improvement bond estimate spreadsheet.

We have also determined the engineering escrow fees that must be posted for the site improvements prior to the start of construction. In accordance with N.J.S.A. 40:55D-53h, we have calculated the engineering escrow fees for the observation of the site work and improvements as follows:

Site Improvements	
Performance Bond Amount (w/ 20% Contingency)	\$ 58,752.00
Escrow Fee Amount (5% of Performance Bond Amount)	\$ 2,448.00

By copy of this letter, we are informing the Applicant of the site improvement bond and escrow fee amounts. The Applicant is also advised to submit the original performance bond to your attention. Upon receipt, the bond should be forwarded to the office of Brian Lozuke, Esquire, Borough Solicitor, for review and approval. The required escrow fees should be posted with Vikki Holmstrom, Chief Financial Officer at the Borough Municipal Building. At this time, we are requesting that this matter be placed on the agenda for approval at the next available Mayor & Council meeting.

If the escrow becomes depleted due to unforeseen field conditions and/or plan revisions, a letter will be issued to the Applicant requiring additional escrow monies to be put into the engineering escrow account to cover those activities. **With the final acceptance of the constructed site improvements by the Borough of Woodbury Heights, the balance of the engineering escrow account will be refunded to the Applicant.**

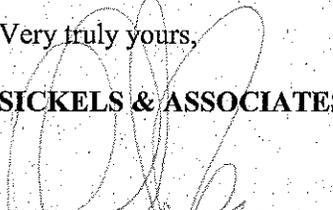
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August 2, 2017

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Starbucks @ Woodbury Heights
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Applicant: Richard Ragan
S&A File No. WH-1032-06

If you have any questions regarding the above matter, please feel free to contact our office at (856) 848-6800 or via e-mail (oap@sickelsassoc.com) at your earliest convenience.

Very truly yours,

SICKELS & ASSOCIATES, INC.


Olivier A. Peña
Senior Construction Technician

OAP:seo
Enclosure (Site Bond Estimate Spreadsheet)

Copy To: Mayor and Council Members
Vikki Holmstrom, Chief Financial Officer, w/enclosure (via e-mail only)
Paul Pheasant, Principal Public Works Manager, w/enclosure (via e-mail only)
Tiffany CuvIELLO, WHP/ZB Planner, w/enclosure (via e-mail only)
Christian Romano, Construction Code Office, w/enclosure (via e-mail only)
Brian Lozuke, Borough Solicitor, w/enclosure (via e-mail only)
Richard Ragan, Applicant, w/enclosure (via e-mail only)
Pat McAndrew, Esq., Applicant's Attorney, w/enclosure (via e-mail only)
Patricia Owens, Sickels & Associates, Inc., w/enclosure (via e-mail only)
David D. Roché, Sickels & Associates, Inc., w/enclosure (via e-mail only)
Kim Croft, Sickels & Associates, Inc., w/enclosure (via e-mail only)

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SICKELS & ASSOCIATES, INC.

Improvement Bond Estimate

Starbucks @ Woodbury Heights

Borough of Woodbury Heights, Gloucester County, New Jersey

August 2, 2017

S&A File No. WH-1032-06

Item No.	Description	Unit Meas.	Quantity	Unit Cost	Total Cost	Work Completed	Value of Work Remaining
Site Work							
1	Site Clearing / Demolition	LS	1	\$ 2,500.00	\$ 2,500.00		\$ 2,500.00
2	Site Grading / Earthwork	LS	1	\$ 1,050.00	\$ 1,050.00		\$ 1,050.00
3	Soil Erosion & Sediment Control Measures	LS	1	\$ 850.00	\$ 850.00		\$ 850.00
4	2" Thick, Surface Course, Mix 1-5 (Heavy Duty Paving)	TON	20	\$ 110.00	\$ 2,200.00		\$ 2,200.00
5	6" Thick, Dense Graded Aggregate	SY	150	\$ 10.00	\$ 1,500.00		\$ 1,500.00
6	Sawing & Sealing Joints in Hot Mix Asphalt	LF	400	\$ 2.50	\$ 1,000.00		\$ 1,000.00
7	Concrete Vertical Curb	LF	445	\$ 35.00	\$ 15,575.00		\$ 15,575.00
8	Concrete Sidewalk, 4" Thick	SF	115	\$ 38.00	\$ 4,370.00		\$ 4,370.00
9	Handicap Ramp Insert	UNIT	3	\$ 375.00	\$ 1,125.00		\$ 1,125.00
10	Handicap Parking Symbol	UNIT	2	\$ 250.00	\$ 500.00		\$ 500.00
11	Handicap Parking Sign	UNIT	2	\$ 300.00	\$ 600.00		\$ 600.00
12	4" Thick Striping, Long Life Epoxy	LF	300	\$ 5.00	\$ 1,500.00		\$ 1,500.00
13	6" Thick Striping, Long Life Epoxy	LF	310	\$ 5.00	\$ 1,550.00		\$ 1,550.00
14	Traffic Markings, Thermoplastic	SF	140	\$ 7.50	\$ 1,050.00		\$ 1,050.00
15	Decorative Fence w/ Bollard Posts	LF	53	\$ 50.00	\$ 2,650.00		\$ 2,650.00
16	Concrete Filled Bollard, Lighted	UNIT	6	\$ 550.00	\$ 3,300.00		\$ 3,300.00
17	Concrete Filled Bollard	UNIT	2	\$ 300.00	\$ 600.00		\$ 600.00
Landscape							
18	Evergreen Shrub	UNIT	26	\$ 60.00	\$ 1,560.00		\$ 1,560.00
19	Deciduous Shrub	UNIT	20	\$ 60.00	\$ 1,200.00		\$ 1,200.00
20	Ornamental Grass	UNIT	26	\$ 30.00	\$ 780.00		\$ 780.00
21	Topsoil, Fertilize & Seed	LS	1	\$ 3,500.00	\$ 3,500.00		\$ 3,500.00
Total					\$ 48,960.00		\$ 48,960.00
20% Contingency					\$ 9,792.00		\$ 9,792.00
Amount of Performance Bond (120%)					\$ 58,752.00		\$ 58,752.00
Amount of Engineering Escrow (5%)					\$ 2,448.00		
Amount of Maintenance Bond (15%)					\$ 7,344.00		
This bond should not be reduced below 30% of the original bond amount until final acceptance as per Municipal Land Use law.							\$ 17,625.60
Notes:							
1. This estimate has been prepared for guarantee determination.							
2. This estimate is based upon plans dated June 15, 2017, last revised July 24, 2017, Sheets SP-1 thru SP-4, as prepared by Ragan Design Group.							