

Borough of Edgewater Contiguous Properties - Hudson River				
Block	Lot	Qualifier	Address Location	Tax Map Sheet
1	1		1445 RIVER ROAD	12
12	6.01		1375 RIVER ROAD	13
12	6.02		1375 RIVER ROAD	13
13	1		1-29 VELA WAY	13
17	3.02		1339 RIVER RD	13
18	1.20		MOORINGS LANE	13
18	2.01		27 MOORINGS LANE	13
21	2		1275 RIVER ROAD RIPARIAN LAND	13
22	1		1275 RIVER ROAD	13
22	2		1275 RIVER ROAD RIPARIAN LAND	13
22	4		1257 RIVER ROAD	13
25	3		1225 RIVER ROAD	13.02
30	1		1167 RIVER ROAD	14
33	1.01		1033-1077 RIVER ROAD	14.01
38	1		989 RIVER ROAD	14
38	2		989 RIVER ROAD	14
46	3.01		945 RIVER ROAD	15
46	3.03		939 RIVER ROAD	15
53	2.02		915 RIVER ROAD RIVER FRONT	15
58	2		905 RIVER ROAD	15
59	2.03		825 RIVER ROAD	15.01
67	1.01		799 RIVER ROAD-M LANDING	15
67	1.02		1000 PORTSIDE DRIVE	15
70	4.01		725 RIVER ROAD	16
70	4.02		725 RIVER ROAD	16
75	2.02		725 RIVER ROAD	16
75	2.03		725 RIVER ROAD	16
76	2.01		725 RIVER ROAD	16
76	5		615 RIVER ROAD	16
81	1		595 RIVER ROAD	16
81	2		595 RIVER ROAD	16
82	1		575 RIVER ROAD	17
82	2		575 RIVER ROAD	17
84.01	1.01		455 RIVER ROAD	17
84.01	1.02		541 RIVER ROAD	17
85.01	1.01		435 RIVER ROAD	18
85.01	2		361 RIVER ROAD	18
85.01	3.03		357 RIVER ROAD	18.02
91	1		CITY PLACE AT THE PROMENADE	19.05
91	2		339 RIVER ROAD	19
91	3		195 RIVER ROAD	19.03
95	1		145 RIVER ROAD	19
96	3.03		115 RIVER ROAD	20
96	3.04		115 RIVER ROAD-PIER	20
99	1.04		45 RIVER ROAD BLDG B-OYSTER	20
99	1.05		2 MAIN STREET C-1	20
99	1.06		45 RIVER ROAD - PR.STREETS	20
99	1.14		9 SOMERSET LANE	20.01
99	1.15		3 SOMERSET LANE	20.02



BOROUGH OF EDGEWATER  
MUNICIPAL BUILDING  
55 RIVER ROAD  
EDGEWATER, NEW JERSEY 07020

Phone (201) 943-1700  
Facsimile (201) 943-9242

February 24, 2021

Dear Hudson River Walkway Stakeholder,

The Borough of Edgewater and the Hudson River Waterfront Conservancy have teamed up to propose the Edgewater Hudson River Waterfront Walkway Special Improvement District. Over the last year, we have invited representatives of your property to join us for informational sessions, both in person (pre-pandemic) and via zoom, as well as mailed and emailed you various supporting information. Please share this invitation with your property manager, board of directors, and residents so we may be able to inform as many residents as possible and share information and answer questions you may have.

A Special Improvement District acts very similar to a property manager whereby they will manage and maintain the wonderful asset that we all enjoy, the Hudson River Waterfront Walkway. The district operates based on a shared distribution of cost which will be assessed by the Board of Directors consisting of you, the residents and in many cases, may reduce the operating cost of maintaining the walkway of each individual property. In order to create the district, the Edgewater Mayor and Council would need to adopt an authorizing and organizing ordinance and before they do so, we would like to hear your thoughts and or concerns. Please join us on Wednesday, March 10<sup>th</sup>; we have conveniently scheduled a day and evening session, one at 10 AM and one at 7PM. The call in and zoom link information is as follows:

The Borough of Edgewater is inviting you to a scheduled Zoom meeting.

Topic: Waterfront Walkway Morning Information Session  
Time: **Mar 10, 2021 10:00 AM** Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83604752747?pwd=Qnp2Z2t3eExaazdCR3ROTDhYZ3NPdz09>

Meeting ID: 836 0475 2747  
Passcode: 051754

Dial by your location  
+1 646 558 8656 US (New York)  
Meeting ID: 836 0475 2747  
Passcode: 051754

2

Borough of Edgewater is inviting you to a scheduled Zoom meeting.

Topic: Waterfront Walkway Evening Information Session

Time: **Mar 10, 2021 07:00 PM** Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84683855359?pwd=OjEyVHRUdTNiOTdzQVFEN3lxcVILUT09>

Meeting ID: 846 8385 5359

Passcode: 735480

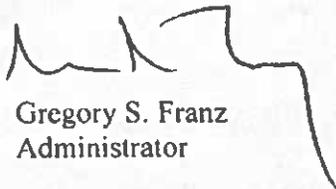
Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 846 8385 5359

Passcode: 735480

Sincerely,



Gregory S. Franz  
Administrator

# Edgewater Waterfront Improvement District

Proposal  
For

Special Improvement District(SID)

Ronald A. Klempner 201-921-5900

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Elise Morrison 201-927-4275

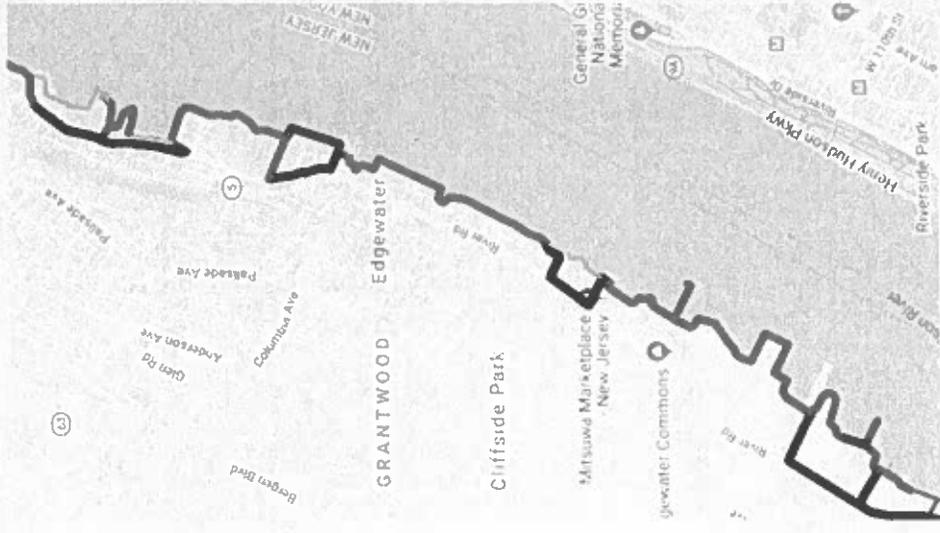
[elisermorrison@gmail.com](mailto:elisermorrison@gmail.com)

Don Stitzenberg 201-519-7057

[destitz@yahoo.com](mailto:destitz@yahoo.com)

## Current Situation

- Each Walkway Segment is owned by individual property owners
  - Dozens of owners in Edgewater
- Uneven conditions of structure and maintenance
  - Impairs Walkway utility, safety and security
- Long rebuilding delays after major storms (Sandy)
- Fragmented maintenance and insurance expenses leads to higher costs



# Public Agency Support for a Single Responsible Entity

- State and County entities have recommended that Improvements, Maintenance and Rules regarding the Walkway be the responsibility of a Single Entity
  - Bergen County Hudson River Waterfront Walkway Design and Implementation Strategy Plan— 2011
  - Composium on New Jersey’s Hudson River Waterfront sponsored by Hudson River Waterfront Conservancy and Stevens Institute of Technology attended by 8 Hudson River/Upper New York Harbor municipalities—2013
  - NJ DEP commissioned Urban Land Institute’s “A New Paradigm For The Hudson River Waterfront Walkway: A Technical Assistance Panel Report” — 2017
- NYC has achieved a first-class Hudson River Walkway
  - One entity (the State of New York) controls the entire Walkway

# Proposal

- Create a “Special Improvement District” for the Edgewater portion of Walkway
  - Other NJ Hudson River Municipalities have SIDs, BIDs or Community Associations covering their sections of the Walkway
    - Weehawken, West New York and Guttenberg
      - PIPOA (Port Imperial Property Owners Assoc)—3 miles of Walkway in these Municipalities
    - Hoboken
      - Created a SID in 2019 with 7 subdistricts, one of which covers the Walkway
  - Jersey City
    - EPA (Exchange Place Alliance) covers 2 ½ miles of Walkway from 6<sup>th</sup> Street to Van Vorst Street.

# Benefits

- Government Grant Eligibility
- Create a 'First Class' Walkway
  - Uniformity of:
    - Maintenance and Repair
    - Rules and Standards
  - Timely Enforcement of Rules, Standards and Maintenance & Repair
  - Enhanced Security measures from joint actions
    - Cameras
    - Patrols
    - Coordination with Borough Police
  - Enhanced public space
    - Improves adjacent property values
- Owner Relief from:
  - Maintenance & Repair Costs and Responsibility
  - Insurance costs associated with Walkway (liability and property)
  - Economies of Scale will lower the aggregate of individual owners' costs

# Public Outreach and Meetings

- Met with Mayor on December 3, 2019 to discuss concept
- Presented plan to Borough Council on February 3, 2020
- General Meeting with Public
  - March 3rd—Ten Attendees (Representing: Harmon Cove, Independence Harbor, CitiPlace, The Pearl, Edgewater Town Center, Grand Cove)
    - Break out into Committees for:
      - Responsibilities
      - Governance
      - Finance
- Committees met during March to May to create deliverables for Council review
- Public Outreach
  - Notices sent to 41 Property Owners by email on March 11, with 6 additional property owners identified and sent notices a week later
  - Facebook Posting in “Life in Edgewater” on April 27
  - Borough Web Page posted update on May 8 under “The Edgewater Hudson River Waterfront Walkway Idea for a Special Improvement District”
  - Created dedicated gmail ID to monitor for public inquiries: [edgewaterwalkway@gmail.com](mailto:edgewaterwalkway@gmail.com)
  - Consultations with Jeff Buehler of NJ DCA, Neighborhood Preservation Program Specialist
- **SIGNIFICANTLY**, there is broad support for the concept, and have not been any negative responses.

# Responsibilities

The following is a list of potential "Responsibilities" and "Functions" for the proposed Edgewater Waterfront Walkway Improvement District. It is meant to be a starting point for the Improvement District's Board and can be added to as members desire in the future.

ITEM	MINIMUM	MAXIMUM
State and Federal Grants	Apply Pro Se	Employ professional grant writer
Resilience Plan Development & Implementation	None	Actively seek grants to: -Install levee type barrier -Offshore plantings
Setting standards for Walkway conditions	Existing NJ DEP Requirements	Bench Spacing Lighting Bulkhead/Rip-Rap Condition Paving Foundation Paver Specification Receptacles Fencing
Maintenance and Repair of Walkway	Low and infrequent (annually) Outside Contractors	High and frequent (quarterly) Regular staff
Pet Rules	None	Designated Dog Walking Areas Doggie Pick Up Bags Dog Walking Number Limitations
Pest Control	None	Canada Geese Repellent Measures Removing feral animals
Insuring Walkway (Property & Liability)	High deductible Low Limits	Low Deductible High Limits
Creating Usage Rules	No rules other than Borough Ordinances	Crowd Sizes Noise (Daytime/Night) Recreational devices (skateboards, etc) Bicycle Speeds Stay-to-Right Traffic
Enforcing Rules	None other than relying on Borough Police to enforce Ordinances only	Signage Full time patrol service
Recreational Amenities	None	Food & Beverage Concessions Exercise Areas Bicycle Rentals (Tie into Hoboken & JC's System)
Safety & Security /Coordinating with Municipality	No incremental measures beyond relying on Borough Police enforcement	Cameras tie-into to Borough Police Department Full or night-time security patrol service
Walkway Conditions Survey	None	Create standard for Walkway conditions; conduct Engineering Survey of Walkway conditions at each property; and cost estimate for bringing it up to standards

## Cost Assessments

- SID to be funded by Assessments
- Assessments set by Board
  - Remains under Owners' control
- Based on weighted voting rights
  - Number of Units for Residential Owners
  - Square Footage for Retail and Commercial Owners
- Possibility of contributions from County

## Budget Estimates (Annual)

### Budget Projections

	<u>Notes</u>	<u>Minimum</u>	<u>Full Service</u>
Management Company	1	\$ 15,000	\$ 18,000
Security	2	\$ 25,000	\$ 130,000
Maintenance Person	3	\$ 40,000	\$ 40,000
Snow Removal Allowance	4	\$ -	\$ 4,000
Landscaping	5	\$ -	\$ 10,000
Maintenance & Repair	6	\$ 30,000	\$ 60,000
Machinery & Equipment	7	\$ 12,000	\$ 12,000
Insurance	8	\$ 7,500	\$ 10,000
Telecomm fees		\$ 7,500	\$ 7,500
Storage Fees		\$ 1,200	\$ 1,200
Legal	9	\$ 6,000	\$ 6,000
Accounting	10	\$ 3,500	\$ 3,500
Grant Writer	11	\$ -	\$ 7,500
Supplies + Utilities	12	\$ 600	\$ 1,200
Misc/Contingency 7.5%		\$ 11,123	\$ 23,318
		\$ 159,423	\$ 334,218
 Cost/Unit		 \$ 11.39	 \$ 23.87
	<u># Units (+/- 10%)</u>	14,000	

# Budget Estimate Notes

- 1 Town collects as part of tax assessment. Management Company does not need to deal with billings or collections.
- 2 Minimum- amortized cost (5 years) of cameras tied into police station  
Maximum- 24/7 private patrols in addition to cameras
- 3 Full time maintenance person responsible for emptying trash, cleaning walkway, snow removal, inspecting and replacing pavers
- 4 Minimum- No snow removal beyond maintenance person's normal business hours  
Maximum- Overtime for maintenance person to do snow removal beyond regular hours
- 5 Minimum- no landscaping on Walkway itself-rely on adjoining landowners landscaping schemes  
Maximum- small plants/shrubs on land side of walkway, and trimming weeds along walkway
- 6 Minimum- \$50 per foot amortized over 30 years--Funds not used for repairs go to a reserve fund  
Maximum- \$100 per foot amortized over 30 years--Funds not used for repairs go to a reserve fund
- 7 One Bobcat type of mini-tractor with attachments for: sidewalk sweep/vac; snow plow; and trash trailer. Telecom equipment. Misc. Items Amortized over 5 years
- 8 Minimum-Higher deductible. Liability coverage only. No property.  
Maximum-Lower deductible. Liability only. No property.
- 9 \$500 per month retainer
- 10 \$4,000 annual audit
- 11 Minimum- Payment only from porceeds on success  
Maximum- \$625 monthly retainer in addition to payment from proceeds on success
- 12 Propane for bobcat, power charge for cart, de-icing salt, etc.

## Grants

- SID as a quasi-governmental or NJ State Non-Profit will be eligible for Federal disaster grant relief funding for the Walkway
  - After Sandy, private property owners were not eligible
- As a SID, the Walkway can qualify:
  - For 'Green Acres' and 'Blue Coastal Zone' funding from NJ DEP
  - As a 'pedestrian transportation corridor' making it eligible for NJ and US DOT funding
  - Environmental Infrastructure Project Funding
    - S-2498 NJ Environmental Infrastructure Project Bank loans
    - S-2499 Environmental Infrastructure Project NJDEP grants
- Resiliency (Protection against Sea Level Rise) Planning and Implementation Grants
- Possible Bergen County maintenance contribution
  - Suggested in Bergen County Hudson River Waterfront Walkway Design and Implementation Strategy Plan– 2011
- **NJ Infrastructure Bank (S-2498—Loans for environmental infrastructure projects)**
- **NJ DEP Infrastructure Funds (S-2499—Funds for environmental infrastructure projects)**

# Governance

- SID to consist of all Property Owners East of River Road and Old River Road
- Board to consist of members elected by Property Owners included within SID
  - Owners votes will be weighted based on:
    - Number of Units for Residential Owners
    - Square Footage for Retail and Commercial Owners
  - Similar to other SID/BID models along the Hudson River Walkway
  - Edgewater, as one of the property owners would participate in the SID.
- Walkway Improvements Equalization Provisions
  - Owners without existing Walkways will be required to either:
    - Create a Walkway in compliance with the SIDs Standards; or
    - Contribute funds for SID to construct the portion of the Walkway at their site.
  - Owners with substandard Walkways will be required to:
    - Contribute funds to bring Walkway in compliance with SID standards
    - Based on Walkway-wide engineering study

## Summary of Recommended By-Laws

- 1.3 General purpose is to maintain and improve the Walkway
- 2.1 Boundaries of the ID—from the Hudson River (including riparian rights) to River Road and Old River Road
- 3.1.1 Condo (also Coops, HOAs, Hotels, and Senior Living facilities HOAs) shall be Members for voting purposes
- 5.2 But for assessment purposes, the individual Condo or HOA unit owners will pay the fees
- 3.1.1 Where a Master Condo Association is comprised of sub-Condo Associations, the sub-Condo Associations will be Members, not the Master Association

# Summary of Recommended By-Laws (Con't)

- 4.3.1 For voting (and assessment) purposes:
 

<u>Type of Property</u>	<u>Unit Measurement</u>
• 4.3.1.1 <u>residential apartment</u>	1 Apartment
• 4.3.1.2 <u>retail and office space</u>	500 sf
• 4.3.1.3 <u>restaurants and food service areas</u> (excluding food service areas within an office)	500 sf
• 4.3.1.4 <u>hotel</u>	2 Rooms
• 4.3.1.5 <u>gas station and convenience store</u> (including driveways and parking areas)	500 sf
• 4.3.1.6 <u>marina</u>	1 boat slip
• 4.3.1.7 <u>parking and driveways</u> (including multi-deck parking)	2,500 sf, (This category is added to the units for retail, office, restaurants, hotels and marinas (not residential))
• 4.3.1.8 <u>undeveloped lots</u> , until the lot is developed	250 sf
  
- 4.3.3 Lessees of government entities shall be included as Members
  
- 4.11 Related Members are considered as one Member (aggregating all their unit votes, and each Member must vote their units as a block for one Director. This is intended to create broader representation on the Board).

## Summary of Recommended By-Laws (Con't)

- 5.1 6 Directors with 5 voting Directors elected by Members and 1 non-voting Director appointed by Borough.
- 5.2 Sets for Powers of Directors and the Corporation, including setting budget and common expenses levied against all Members/Owners
- 5.3 All Directors serve 2 year terms and all are elected annually
- 9.1 EWWID can levy fines to enforce Rules and Regulations
- 11 One-time special assessment levied against non-compliant Walkway property owners within 12 months of setting up EWWID so as not to disadvantage Walkway property owners who are in compliance.
  - Engineering standards set and an engineering survey conducted to determine which properties do not meet standards (excluding properties under or to be developed).
  - A one-time fee is assessed against non-complying Owners.

## NEXT STEPS

- Council Input and Suggestions
- Council Review and Adopt Ordinance Authorizing EWID
- Create EWID Corporation

Edgewater Shady Side Firehouse - Branch Library

21-Jul-20

Statement of Probable Construction Values

Renovation/Addition

	MINOR Renovation (SF)	Rate (\$/SF)	Sub Total	MAJOR Renovation (SF)	Rate (\$/SF)	Subtotal	NEW Area (SF)	Rate (\$/SF)	Subtotal	Total
<b>Renovation</b>										
lower level	0	\$	\$	1,761	\$200	\$ 352,200				\$ 352,200
upper level	0	\$	\$	1,761	\$200	\$ 352,200				\$ 352,200
<b>New Addition</b>										
lower level							473	\$400	\$ 189,200	\$ 189,200
upper level							473	\$400	\$ 189,200	\$ 189,200
total area	0			3,522			946			
								TOTAL Unique Items		\$ 435,000
								TOTAL 'Bricks & Mortar'		\$ 1,517,800

UNIQUE ITEMS

Elevator	\$ 125,000
Site Work	\$ 100,000
Utilities	\$ 75,000
Exterior stair	\$ 40,000
Brick repair	\$ 50,000
Roof work	\$ 45,000
<b>Total</b>	<b>\$ 435,000</b>

SOFT COSTS

A/E Fees	\$ 129,013
Civil Engineer	\$ 25,000
Furniture	\$ 105,000
Bonding Costs @ 1.5%	\$ 22,767
<b>Total</b>	<b>\$ 281,780</b>

<b>Total Probable Value</b>	<b>\$ 1,799,580</b>
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Notes:

1. These amounts are preliminary in nature and should be treated as such. They are based upon today's dollars without specific escalation to match a particular start date.
2. Opinions of probable construction values are prepared based on the Architect's experience and qualifications. These represent the Architect's judgment as a professional generally familiar with the industry. However, since the Architect has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, the Architect cannot and does not guarantee that proposals, bids, or the actual construction cost will not vary from the Architect's opinions or estimates of probable construction values.

**Edgewater Library**  
Statement of Probable Construction Values

	MINOR Renovation (SF)	Rate (\$/SF)	Sub Total	MAJOR Renovation (SF)	Rate (\$/SF)	Subtotal	NEW Area (SF)	Rate (\$/SF)	Subtotal	Total
<b>Renovation</b>										
Basement	1752	\$100	\$ 175,200	1280	\$350	\$ 448,000				\$ 623,200
First Floor	1227	\$100	\$ 122,700	808	\$350	\$ 282,800				\$ 405,500
<b>New Addition</b>										
Basement							303	\$500	\$ 151,500	\$ 151,500
First Floor							876	\$500	\$ 438,000	\$ 438,000
TOTAL Unique Items										\$ 295,000
TOTAL 'Bricks & Mortar'										\$ 1,913,200

ASSUMPTIONS

1. Soil conditions assumed normal

UNIQUE ITEMS

Elevator	\$ 125,000
Site Work	\$ 20,000
Hazardous Material Abatement	\$ 150,000
<b>Total</b>	<b>\$ 295,000</b>

SOFT COSTS

A + E Fees	\$ 191,320
Bonding Costs	\$ 38,264
Furniture	\$ 65,000
<b>Total</b>	<b>\$ 294,584</b>

<b>Sub-Total</b>	<b>\$ 2,207,784</b>
Escalation (target spring 2021) 5%	\$ 110,389
10% Contingency	\$ 220,778
<b>Total Probable Value</b>	<b>\$ 2,538,952</b>

NOTE: Please be advised that this opinion of probable construction values is very preliminary. A more detailed estimate can be produced once more information is produced regarding the scope of the improvements. Opinions of probable construction values are prepared based on the Architect's experience and qualifications. These represent the Architect's judgment as a professional generally familiar with the industry. However, since the Architect has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, the Architect cannot and does not guarantee that proposals, bids, or the actual construction cost will not vary from the Architect's opinions or estimates of probable construction values.

**Myrtle Avenue (NJDOT Funded) and Orchard Street (CDBG Funded) Restoration Project**  
**Borough of Edgewater, Bergen County, New Jersey**  
**NEA Project No.: EDGWMUN20.011 - February 22, 2021**

**ENGINEER'S ESTIMATE: BASE BID A: MYRTLE AVENUE (FROM GLENWOOD AVENUE TO DEAD END)**

<b>Item No.</b>	<b>Item Description</b>	<b>Unit of Measure</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total Price</b>
1	Mobilization	L.S.	1	\$ 30,000.00	\$ 30,000.00
2	Clearing Site	L.S.	1	\$ 15,000.00	\$ 15,000.00
3	Breakaway Barricades	UNIT	80	\$ 10.00	\$ 800.00
4	Drum	UNIT	80	\$ 10.00	\$ 800.00
5	Traffic Cone	UNIT	80	\$ 10.00	\$ 800.00
6	Construction Signs	UNIT	100	\$ 25.00	\$ 2,500.00
7	Traffic Director, Flagger	HOURS	150	\$ 75.53	\$ 11,329.50
8	Portable Variable Message Sign	UNIT	2	\$ 1,000.00	\$ 2,000.00
9	Traffic Control Truck with Mounted Crash Cushions	UNIT	1	\$ 1,000.00	\$ 1,000.00
10	Inlet Filter, Type 1	S.F.	200	\$ 10.00	\$ 2,000.00
11	Belgian Block Curb (If and Where Directed)	L.F.	15	\$ 40.00	\$ 600.00
12	9" x 18" Concrete Vertical Curb (If and Where Directed)	L.F.	225	\$ 40.00	\$ 9,000.00
13	Detectable Warning Surface	S.Y.	7	\$ 300.00	\$ 2,100.00
14	Concrete Sidewalk, 4" Thick (If and Where Directed)	S.Y.	150	\$ 75.00	\$ 11,250.00
15	Concrete Sidewalk, 6" Thick (If and Where Directed)	S.Y.	60	\$ 85.00	\$ 5,100.00
16	HMA Milling, 3" or Less	S.Y.	3,840	\$ 6.00	\$ 23,040.00
17	Excavation, Unclassified (If and Where Directed)	C.Y.	195	\$ 50.00	\$ 9,750.00
18	Hot Mix Asphalt 9.5M64 Surface Course	TONS	450	\$ 100.00	\$ 45,000.00
19	Hot Mix Asphalt 19M64 Base Course (If and Where Directed)	TONS	150	\$ 100.00	\$ 15,000.00
20	Dense-Graded Aggregate Base Course, 6" Thick (If and Where Directed)	S.Y.	580	\$ 10.00	\$ 5,800.00
21	Reset Existing Casting	UNIT	24	\$ 500.00	\$ 12,000.00
22	Reset Water Valve Box	UNIT	8	\$ 250.00	\$ 2,000.00
23	Manhole, 4' Diameter (If and Where Directed)	UNIT	1	\$ 3,500.00	\$ 3,500.00
24	Manhole Cover	UNIT	1	\$ 2,000.00	\$ 2,000.00
25	Curb Piece	UNIT	4	\$ 500.00	\$ 2,000.00
26	Bicycle Safe Grate	UNIT	1	\$ 500.00	\$ 500.00
27	Traffic Marking Lines, 6"	L.F.	500	\$ 4.00	\$ 2,000.00
28	Topsoil Spreading, 4" Thick	S.Y.	500	\$ 5.00	\$ 2,500.00
29	Fertilizing and Seeding, Type A-3	S.Y.	500	\$ 2.00	\$ 1,000.00
30	Straw Mulching	S.Y.	500	\$ 0.50	\$ 250.00
31	Final Cleanup	L.S.	1	\$ 7,500.00	\$ 7,500.00
32	Fuel Price Adjustment	Doll	100	\$ 1.00	\$ 100.00

**Subtotal** \$ 228,219.50

**20% Contingency** \$ 45,643.90

**Total Estimate** \$ 273,863.40

**David Juzmeski, P.E., P.P.**  
**New Jersey Professional Engineer License No. 46751**

**Myrtle Avenue (NJDOT Funded) and Orchard Street (CDBG Funded) Restoration Project**  
**Borough of Edgewater, Bergen County, New Jersey**  
**NEA Project No.: EDGWMUN20.011 - February 22, 2021**

**ENGINEER'S ESTIMATE: BASE BID B: ORCHARD STREET (FROM UNDERCLIFF AVENUE TO RIVER ROAD)**

Item No.	Item Description	Unit of Measure	Quantity	Unit Price	Total Price
1	Mobilization	L.S.	1	\$ 30,000.00	\$ 30,000.00
2	Clearing Site	L.S.	1	\$ 15,000.00	\$ 15,000.00
3	Breakaway Barricades	UNIT	80	\$ 10.00	\$ 800.00
4	Drum	UNIT	80	\$ 10.00	\$ 800.00
5	Traffic Cone	UNIT	80	\$ 10.00	\$ 800.00
6	Construction Signs	UNIT	100	\$ 25.00	\$ 2,500.00
7	Traffic Director, Flagger	HOURS	150	\$ 75.53	\$ 11,329.50
8	Portable Variable Message Sign	UNIT	2	\$ 1,000.00	\$ 2,000.00
9	Traffic Control Truck with Mounted Crash Cushions	UNIT	1	\$ 1,000.00	\$ 1,000.00
10	Inlet Filter, Type 1	S.F.	25	\$ 10.00	\$ 250.00
11	Concrete Sidewalk, 4" Thick (If and Where Directed)	S.Y.	10	\$ 75.00	\$ 750.00
12	HMA Milling, 3" or Less	S.Y.	1,440	\$ 6.00	\$ 8,640.00
13	Excavation, Unclassified (If and Where Directed)	C.Y.	75	\$ 50.00	\$ 3,750.00
14	Hot Mix Asphalt 9.5M64 Surface Course	TONS	165	\$ 100.00	\$ 16,500.00
15	Hot Mix Asphalt 19M64 Base Course (If and Where Directed)	TONS	55	\$ 100.00	\$ 5,500.00
16	Dense-Graded Aggregate Base Course, 6" Thick (If and Where Directed)	S.Y.	220	\$ 10.00	\$ 2,200.00
17	Reset Existing Casting	UNIT	1	\$ 500.00	\$ 500.00
18	Curb Piece	UNIT	1	\$ 500.00	\$ 500.00
19	Bicycle Safe Grate	UNIT	1	\$ 500.00	\$ 500.00
20	Traffic Marking Lines, 6"	L.F.	420	\$ 4.00	\$ 1,680.00
21	Traffic Marking Lines, 24"	L.F.	25	\$ 12.00	\$ 300.00
22	Traffic Markings, Symbols	S.F.	50	\$ 10.00	\$ 500.00
23	Topsoil Spreading, 4" Thick	S.Y.	200	\$ 5.00	\$ 1,000.00
24	Fertilizing and Seeding, Type A-3	S.Y.	200	\$ 2.00	\$ 400.00
25	Straw Mulching	S.Y.	200	\$ 0.50	\$ 100.00
26	Final Cleanup	L.S.	1	\$ 7,500.00	\$ 7,500.00
27	Fuel Price Adjustment	Doll	100	\$ 1.00	\$ 100.00
28	Contract Allowance for Unforeseen Conditions	Allow	1	\$ 5,000.00	\$ 5,000.00
				<b>Subtotal</b>	\$ 119,899.50
				<b>20% Contingency</b>	\$ 23,979.90
				<b>Total Estimate</b>	\$ 143,879.40

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