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May 3, 2024

Mr. Michael Hritz
Director of Community Development
Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

**RE: Public Service Electric and Gas Company (PSE&G)
14th Street Substation Bond Reduction Recommendation
1100 14th Street
Block 91, Lot 3
North Brunswick, New Jersey
Our File No.: PNOP0091.01**

Dear Mr. Hritz:

Pursuant to a request from Public Service Electric and Gas Company (PSE&G) for a release of the performance guarantees for the above referenced project, we have made the necessary site evaluation, and we are reporting herein.

The original *public* performance guarantees required to be posted by the Applicant were calculated as follows:

10% Cash Portion:	\$15,778.56
90% Bond Portion:	<u>\$142,007.02</u>
Total Performance Guarantee:	\$157,785.58

Accordingly, the total performance guarantee which should have been posted for the *public* improvements is \$157,785.58 of which ten percent (\$15,778.56) should have been submitted as a cash guarantee with the remainder (\$142,007.02) submitted as a performance bond.

In addition, a safety & stabilization guarantee was required to be posted by the Applicant in the amount of \$14,500.81.



Mr. Michael Hritz – Director of Community Development
Township of North Brunswick
Re: PSE&G 14th Street Substation Bond Reduction Recommendation

May 3, 2024
Our File No. PNOP0091.01
Page 2

It is our understanding that the original total performance guarantee and the original total safety and stabilization guarantee have not been previously reduced and still remain at 100% of the original amounts.

Relative to our recent observation of the site and review of our files, there are items that are outstanding as indicated below:

Site Clearing, Demolition, Preparation (Public)

The site clearing, demolition and preparation work has been completed.

Soil Erosion and Sediment Control (Public)

The soil erosion and sediment control improvements have been substantially completed however, some completion and/or corrective work is necessary as indicated on the attached list. Accordingly, we recommend that the performance guarantees be reduced to 30% of the original amount to ensure completion.

Roadway Improvements (Public)

The roadway improvements have been substantially completed; however, some completion and/or corrective work is necessary as indicated on the attached list. Accordingly, we recommend that the performance guarantees be reduced to 30% of the original amount to ensure completion.

Utility Improvements (Public)

The utility improvements have been substantially completed; however, some completion and/or corrective work is necessary as indicated on the attached list. Accordingly, we recommend that the performance guarantees be reduced to 30% of the original amount to ensure completion.

Outstanding Items

This is the list of outstanding items that should be completed prior to the full release of the performance bonds:

1. Complete final grading, stabilization & seeding.



Mr. Michael Hritz – Director of Community Development
Township of North Brunswick
Re: PSE&G 14th Street Substation Bond Reduction Recommendation

May 3, 2024
Our File No. PNOP0091.01
Page 3

2. Pour channel and mortar casting in storm sewer manholes.
3. Mortar around pipe in basin outlet structure.
4. Mortar around pipe connected to existing Type A inlet.
5. Install concrete driveway apron.

BOND REDUCTION RECOMMENDATION

The estimated remaining *public* improvement cost for PSE&G is calculated at \$12,064.80 based on the attached Estimated Remaining Public improvement cost breakdown, which is less than 30% of the original calculated performance guarantee.

Accordingly, we recommend a reduction of the *public* performance guarantees for the PSE&G 14th Street Substation site at this time, and that said performance guarantees be reduced to \$47,335.67, which is 30% of the original calculated performance guarantee, of which 10% (\$4,733.57) should be submitted as a cash guarantee with the remainder (\$42,602.10) submitted as a performance bond until such time that the remaining improvements at the site have been completed. In addition, we recommend that the safety & stabilization guarantee in the amount of \$14,500.81 be fully released at this time considering that the majority of the work has been completed and the disturbed property has been returned to a stable condition with the potential need to implement any measures to protect the public from access to any unstable conditions no longer necessary.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

James C. Watson, P.E., PTOE
Township Engineer's Office

cc: Michael Hritz
Noreen Merainer, PM – PSE&G



Mr. Michael Hritz – Director of Community Development
 Township of North Brunswick
 Re: PSE&G 14th Street Substation Bond Reduction Recommendation

May 3, 2024
 Our File No. PNOP0091.01
 Page 4

ESTIMATED REMAINING PUBLIC IMPROVEMENT COST

PROJECT: PSE&G 14th Street Substation
 1100 14th Street
 Block 91, Lot 3
 North Brunswick, New Jersey
 CME Project No: PNOP0091.01

Owner: Public Service Electric and Gas Company (PSE&G)
Applicant: PSE&G, 4000 Hadley Road, Mail Code 430, South Plainfield, NJ 07080

Item	Description	Quantity	UNIT	Unit Price	Quantity	Price
1.00	Site Clearing, Demolition, Preparation					
1.02	Earthwork (Grading / Sub Base Prep)	0	LUMP	\$ 10,000.00	1	\$ 0.00
2.00	Soil Erosion & Sediment Control					
2.01	Silt Fence	0	LF	\$ 2.50	340	\$ 0.00
2.02	Inlet Protection	0	EA	\$ 150.00	4	\$ 0.00
2.03	Final Grading, Stabilization & Seeding	500.00	SY	\$ 3.00	1000	\$ 1,500.00
3.00	Stormwater Management Facility					
3.01	Storm Manhole (<8' deep)	1.00	EA	\$ 3,000.00	2	\$ 3,000.00
3.02	21" diameter RCP (ASTM Class III)	0	LF	\$ 60.00	427	\$ 0.00
3.03	Basin Outlet Structure	0.50	EA	\$ 5,000.00	1	\$ 2,500.00
3.04	Connection to Existing Type A Inlet	0.50	EA	\$ 1,500.00	1	\$ 750.00
4.00	Potable Water Supply					
4.01	1" diameter Water Service	0	EA	\$ 110.00	20	\$ 0.00
5.00	Sanitary Sewer Service					
5.01	6" PVC, SDR 35	0	LF	\$ 24.75	25	\$ 0.00
6.00	Portland Cement Concrete Flatwork					
6.01	Concrete Driveway Apron	288.00	SF	\$ 8.00	288	\$ 2,304.00
7.00	Pavement					
7.01	BSBC, NJDOT Mix I-2 - 6"	0	TON	\$ 85.00	380	\$ 0.00
7.02	FABC, NJDOT Mix I-5 - 2"	0	TON	\$ 90.00	190	\$ 0.00
7.03	6" Dense Graded Aggregate	0	CY	\$ 52.50	30	\$ 0.00
Subtotal Estimated Remaining Improvement Cost:						\$10,054.00
Total Estimated Remaining Improvement Cost (120%):						\$12,064.80