



**Consulting & Municipal
ENGINEERS**

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January 28, 2025

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

**Re: K-Land No. 65, LLC
Bond Reduction Recommendation
Block 4.41, Lot 3
North Brunswick, New Jersey
Our File No.: 115.NOP0004.P44**

Dear Mr. Hritz:

Pursuant to a request from K-Land No. 65, LLC for a reduction 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:	\$42,105.96
90% Bond Portion:	<u>\$378,953.64</u>
Total <i>Public</i> Performance Guarantee:	\$421,059.60

Accordingly, the total performance guarantee which should have been posted for the *public* improvements is \$421,059.60 of which ten percent (\$42,105.96) should have been submitted as a cash guarantee with the remainder (\$378,953.64) submitted as a performance bond.

It is our understanding that the original total performance guarantee has not been previously reduced and remains at 100% of the original amounts.



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

Utility Improvements (Public)

The utility improvements have been completed.

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.

Soil Erosion and Sediment Control (Public)

The soil erosion and sediment control improvements have been completed.

Outstanding Items

The following outstanding items need to be completed before the full release of the performance bonds can be considered:

1. Complete Installation of 1.5" Surface Course Pavement
2. Complete Installation of Pervious Pavement Driveways
3. Complete Installation of Lighting
4. Complete Installation of Landscaping including Trees, Shrubs and Basin Seed Mix.



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BOND REDUCTION RECOMMENDATION

The estimated remaining *public* improvement cost for K-Land No. 65, LLC is calculated at \$74,059.20 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 K-Land No. 65, LLC site at this time to \$126,317.88, which is 30% of the original calculated performance guarantee, of which 10% (\$12,631.79) should be submitted as a cash guarantee with the remainder (\$113,686.09) submitted as a performance bond until such time that the remaining improvements at the site have been completed.

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

Very truly yours,
CME Associates

A handwritten signature in black ink that reads 'James C. Watson'. The signature is written in a cursive, flowing style.

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

cc: Michael Hritz



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ESTIMATED REMAINING PUBLIC IMPROVEMENT COST

PROJECT K-Land No. 65, LLC
Block 4.41, Lot 3
Township of North Brunswick, Middlesex County, New Jersey
CME Project No. 115.NOP0004.P44

OWNER K-Land No. 65, LLC
433 River Road
Highland Park, NJ 08904

ITEM	DESCRIPTION	QUANTIT Y	UNI T	UNIT PRICE	TOTAL PRICE
	Storm Sewer				
1	8" Reinforced Concrete Pipe	0.0	LF	\$85.00	\$0.00
2	12" Reinforced Concrete Pipe	0.0	LF	\$90.00	\$0.00
3	15" Reinforced Concrete Pipe	0.0	LF	\$95.00	\$0.00
4	"B" Inlet	0.0	UN	\$4,500.00	\$0.00
5	Headwall - 30"	0.0	UN	\$800.00	\$0.00
6	Outlet Control Structure	0.0	UN	\$5,000.00	\$0.00
7	Water Quality Structure	0.0	UN	\$48,000.00	\$0.00
8	Low Flow Channel	0.0	SF	\$8.00	\$0.00
9	Rip Rap Apron	0.0	SF	\$20.00	\$0.00
	Sanitary Sewer				
10	4" PVC (SDR-35) (Lateral)	0	LF	\$25.00	\$0.00
11	8" PVC (SDR-35)	0	LF	\$40.00	\$0.00
12	Sanitary Manhole	0	UN	\$7,400.00	\$0.00
13	Cleanout	0	UN	\$300.00	\$0.00
	Water				
14	1" Water Line	0	LF	\$40.00	\$0.00
15	8" Ductile Iron Pipe Water Line	0	LF	\$108.00	\$0.00
16	Hydrant Valve and Tee Assembly	0	UN	\$4,000.00	\$0.00
17	8" Valve/Plug	0	UN	\$800.00	\$0.00



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18	6" Water Valve	0	UN	\$960.00	\$0.00
19	8" X 6" Reducer	0	UN	\$600.00	\$0.00
	Miscellaneous				
20	Belgian Block Curb	0	LF	\$15.00	\$0.00
	Pavement				
21	1.5" Surface Course	147	TN	\$75.00	\$11,025.00
22	3" HMA Base Course	0	TN	\$90.00	\$0.00
23	I-9 Soil Aggregate	0	CY	\$70.00	\$0.00
	Pervious Pavement Driveways				
24	2" HMA Surface Course	17	TN	\$96.00	\$1,632.00
25	I-9 Soil Aggregate	24	CY	\$70.00	\$1,680.00
26	5' Sidewalk	237	SY	\$45.00	\$10,665.00
27	Handicap Ramp	2	SY	\$150.00	\$300.00
28	No Parking Sign	3	UN	\$250.00	\$750.00
29	Stop Sign	1	UN	\$250.00	\$250.00
	Lighting				
30	Pole Mounted	3	UN	\$2,200.00	\$6,600.00
	Landscaping				
31	Deciduous & Evergreen Trees	65	UN	\$400.00	\$26,000.00
32	Shrubs	45	UN	\$50.00	\$2,250.00
33	Basin Seed Mix	4,700	SF	\$0.12	\$564.00
	Soil Erosion and Sediment Control				
34	Inlet Protection	0.00	UN	\$150.00	\$0.00
	Subtotal Estimated Remaining Improvement Cost:				\$61,716.00
	Total Estimated Remaining Improvement Cost (120%):				\$74,059.20