

RESOLUTION NO. 2024-77

A RESOLUTION TO AMEND RESOLUTION NO. 2024-54,  
APPROVING SURETY REDUCTION, RELEASE OR  
RENEWAL AS SUBMITTED BY THE CITY ENGINEER.

WHEREAS, on February 13, 2024, City Council adopted Resolution No. 2024-54 approving Surety Reduction, Release or Renewal as submitted by the City Engineer; and

WHEREAS, said resolution was approved as a Request for Surety Reduction for various projects but should have be approved as a Surety Releases.

WHEREAS, it is in the best interest of the City of Vineland to amend Resolution 2024-54 to change the surety requests from Reductions to Releases

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Vineland that Resolution No. 2024-54 is hereby amended to read as follows:

1. Requests for Surety **Release** as submitted by the City of Vineland Engineer are hereby approved for:
  - Newcomb Senior Apartments Phase II, E. Almond Street, Block 4216, Lot 1.02, Project #PBA-22-00037
  - Newcomb Senior Apartments Phase II, E. Almond Street, Block 4216, Lot 1.01 Project #PBA-22-00037
  - Newcomb Senior Apartments Phase I, E. Almond Street, Project #PZ-21-00056

Adopted:

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President of Council

ATTEST:

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City Clerk

REPORT TO: Mayor and City Council  
FROM: David J. Maillet, City Engineer  
DATE: February 6, 2024  
RE: Surety Report



The Engineering/Planning Division has conducted an on-site inspection of the below project for the purpose of determining compliance with required site improvements, and has prepared the following report:

**BOND RELEASE:**

1. Newcomb Senior Apartments Phase II – 1023 E. Almond Street, Block 4216, Lot 1.02, Project #PBA-22-00037.

Mailing Address: Mr. Hans Lampart  
Eastern Pacific Development  
925 E. Landis Avenue, Suite E  
Vineland, NJ 08360

Type of Surety: LOC #2022-006 for \$16,800.00 (previously reduced from \$61,200.00)

Surety Expiration Date: December 19, 2024

Since all the required improvements are complete, it is being recommended to City Council that the surety be released in its entirety.

2. Newcomb Senior Apartments Phase II – 1023 E. Almond Street, Block 4216, Lot 1.01, Project #PBA-22-00037.

Mailing Address: Mr. Hans Lampart  
Eastern Pacific Development  
925 E. Landis Avenue, Suite E  
Vineland, NJ 08360

Type of Surety: Check for \$7,700.00

Surety Expiration Date: N/A

Since all the required improvements are complete, it is being recommended to City Council that the surety be released in its entirety.

3. Newcomb Senior Apartments Phase I – 1023 E. Almond Street, Block 4216, Lot 1.01, Project #PZ-21-00056.

Mailing Address: Mr. Hans Lampart  
Eastern Pacific Development  
925 E. Landis Avenue, Suite E  
Vineland, NJ 08360

Type of Surety: LOC #2021-005 for \$23,300.00  
LOC #2021-006 for \$78,300.00

Surety Expiration Date: November 15, 2024

Since all the required improvements are complete, it is being recommended to City Council that the sureties be released in its entirety.

Very Truly Yours,



David J. Maillet, P.E.  
City Engineer

DM/YP

xc: City Clerk  
Finance Dept.

**SURETY ESTIMATE FOR PRIVATELY-OWNED PERIMETER LANDSCAPING BUFFER**

Location: Howard and Almond St (Block 42016, Lot 1.2) Made by: RRH Date: 12/12/2022  
 Project: Newcomb Senior Housing - Phase 2 Checked by: Date:  
 Project #: PBA-22-00037

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
<b>LANDSCAPING</b>							
Shade Trees	EA	12	\$500.00	\$6,000.00	12/13/2023	100%	\$0.00
SUBTOTAL				\$6,000.00			\$0.00
Additional 20% Contingency			0.20	\$1,200.00			\$0.00
<b>TOTAL SURETY</b>				<b>\$7,200.00</b>			<b>\$0.00</b>
<b>BOND FOR:</b>				<b>\$7,200.00</b>			<b>\$0.00</b>

Per MLUL (40:55D-53.e(1)), 30% to be retained \$2,160.00

*Any and all estimate items that have been noted above as 100% complete are so noted solely for the purposes of estimation and do not constitute full acceptance of such item(s). The City of Vineland reserves the right to seek additional performance relating to such item(s) and/or reduce the completion*

**SURETY ESTIMATE FOR IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY**

Location: Howard and Almond St (Block 42016, Lot 1.2) Made by: RRH Date: 12/12/2022  
 Project: Newcomb Senior Housing - Phase 2 Checked by: JMS Date: 2/2/2023  
 Project #: PBA-22-00037

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
<b>GENERAL SITE IMPROVEMENTS</b>							
6" Thick Dense Graded Aggregate	SY	125	\$15.00	\$1,875.00	2/2/2023	100%	\$0.00
2" Thick Hot Mix Asphalt Base Course	SY	125	\$10.00	\$1,250.00	2/2/2023	100%	\$0.00
2" Thick Hot Mix Asphalt I-5 Surface Course	SY	125	\$9.00	\$1,125.00	2/2/2023	100%	\$0.00
Linestriping	LS	1	\$500.00	\$500.00	2/2/2023	100%	\$0.00
Concrete Curb 6" x 18"	LF	270	\$48.00	\$12,980.00	2/2/2023	100%	\$0.00
Concrete Sidewalk 4" Thick	SY	322	\$85.00	\$27,370.00	2/2/2023	100%	\$0.00
<b>SUBTOTAL</b>				\$45,080.00			\$0.00
Additional 20% Contingency			0.20	\$9,016.00			\$0.00
<b>TOTAL SURETY</b>				\$54,096.00			\$0.00
<b>BOND FOR:</b>				\$54,096.00			\$0.00

Per MLUL (40:55D-53.e(1)), 30% to be retained \$16,200.00

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**Surety Estimate for Temporary Certificate of Occupancy (TCO) Guarantee**

Location: S. State Street (Block 4216, Lot 1.01)		Made by: RRH	Date: 2/3/2023	Rev 12/11/2023			
Project: Amended Newcomb Senior Housing (Phase 1)		Checked by:	Date:				
Project #: 21-00056							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
<b>DEMOLITION</b>							
Site Clearing	AC	1.60	\$10,000.00	\$16,000.00	2/3/2023	100%	\$0.00
Site/Lot Grading	AC	1.60	\$7,500.00	\$12,000.00	2/3/2023	100%	\$0.00
Excavation/Fill	LS	1	\$7,000.00	\$7,000.00	2/3/2023	100%	\$0.00
<b>LANDSCAPING</b>							
Seeding	SY	2620	\$1.00	\$2,620.00	12/11/2023	100%	\$0.00
Shade Trees	EA	29	\$500.00	\$14,500.00	12/11/2023	100%	\$0.00
Evergreen Trees	EA	2	\$200.00	\$400.00	2/3/2023	100%	\$0.00
Shrubs	EA	40	\$30.00	\$1,200.00	2/3/2023	100%	\$0.00
Grasses	EA	26	\$20.00	\$520.00	2/3/2023	100%	\$0.00
Landscaping & Plantings	SY	8	\$5.00	\$40.00	2/3/2023	100%	\$0.00
<b>GENERAL SITE IMPROVEMENTS</b>							
6" Thick Dense Graded Aggregate	SY	5,260	\$15.00	\$78,900.00	2/3/2023	100%	\$0.00
4" Thick Hot Mix Asphalt Base Course	SY	5,260	\$20.00	\$105,200.00	2/3/2023	100%	\$0.00
2" Thick Hot Mix Asphalt I-5 Surface Course	SY	5,260	\$9.00	\$47,340.00	12/11/2023	100%	\$0.00
Unstriping	LS	1	\$5,000.00	\$5,000.00	2/3/2023	100%	\$0.00
Site Lighting	LS	1	\$26,000.00	\$26,000.00	2/3/2023	100%	\$0.00
Traffic Control Signs	EA	4	\$200.00	\$800.00	2/3/2023	100%	\$0.00
Concrete Curb 6" x 18"	LF	2,560	\$48.00	\$123,840.00	2/3/2023	100%	\$0.00
Concrete Sidewalk 4" Thick	SY	365	\$85.00	\$31,025.00	2/3/2023	100%	\$0.00
Handicapped Ramps	EA	11	\$700.00	\$7,700.00	2/3/2023	100%	\$0.00
Brick Pavers	SY	18	\$80.00	\$1,440.00	2/3/2023	100%	\$0.00
Concrete Pavers	SY	135	\$85.00	\$11,475.00	2/3/2023	100%	\$0.00
Bike Rack	EA	1	\$500.00	\$500.00	2/3/2023	100%	\$0.00
<b>STORMWATER IMPROVEMENTS</b>							
10" Diameter HDPE Pipe	LF	865	\$75.00	\$64,875.00	2/3/2023	100%	\$0.00
Perf. Pipe 24" In Stone Trench	LF	525	\$215.00	\$112,875.00	2/3/2023	100%	\$0.00
Standard Stormwater Manhole	EA	2	\$4,200.00	\$8,400.00	2/3/2023	100%	\$0.00
Stormwater Inlet Type 'B'	EA	4	\$4,200.00	\$16,800.00	2/3/2023	100%	\$0.00
<b>SUBTOTAL</b>				\$696,450.00			\$0.00
Additional 20% Contingency			0.20	\$139,290.00			\$0.00
<b>TOTAL SURETY</b>				\$835,740.00			\$0.00
<b>BOND FOR:</b>				\$835,700.00			\$0.00
<p><i>Any and all estimate items that have been noted above as 100% complete are so noted solely for the purposes of estimation and do not constitute full acceptance of such item(s). The City of Vineland reserves the right to seek additional performance relating to such item(s) and/or reduce the completion percentages at its discretion due to changed conditions.</i></p>							

**SURETY ESTIMATE FOR SITE SAFETY AND STABILIZATION**

Location: S. State Street (Block 4216, Lot 1.01)  
 Project: Amended Newcomb Senior Housing (Phase 1)  
 Project #: 21-00056

Made by: RRH  
 Checked by:

Date: 9/2/2021  
 Date:

Improvement Description	Unit	Quantity	U-Price	Total Amount
<b>Total Performance Surety Cost Estimate</b>	LS	1	\$835,100.00	\$835,100.00
<b>Bond for Initial Cost of \$100,000.00</b>	LS	1	\$5,000.00	\$5,000.00

Improvement Description	Amount Applied	Percentage Applied (%)	Bond Cost Applied	Cumulative Bond Subtotal
Bond for Improvement Costs Exceeding \$100,000.00 and Lower than \$1,000,000.00	\$735,100.00	2.5%	\$18,377.50	\$23,377.50

Improvement Description	Amount Applied	Percentage Applied (%)	Bond Cost Applied	Cumulative Bond Subtotal
Bond for Improvement Costs Exceeding \$1,000,000.00	\$0.00	1.0%	\$0.00	\$23,377.50
<b>TOTAL SURETY</b>				\$23,377.50
<b>BOND FOR:</b>				\$23,300.00

100% Complete - RH - 2/3/23

**SURETY ESTIMATE FOR PRIVATELY-OWNED PERIMETER LANDSCAPING BUFFER**

Location: S. State Street (Block 4216, Lot 1.01)  
 Project: Amended Newcomb Senior Housing (Phase 1)  
 Project #: 21-00056

Made by: RRH  
 Checked by:

Date: 9/2/2021 Rev 2/3/23  
 Date:

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
<b>LANDSCAPING</b>							
Shade Trees	EA	14	\$500.00	\$7,000.00	2/3/2023	100%	\$0.00
<b>SUBTOTAL</b>				<b>\$7,000.00</b>			<b>\$0.00</b>
Additional 20% Contingency			0.20	\$1,400.00			\$0.00
<b>TOTAL SURETY</b>				<b>\$8,400.00</b>			<b>\$0.00</b>
<b>BOND FOR:</b>				<b>\$8,400.00</b>			<b>\$0.00</b>

Per MLUL (40:55D-53.e(1)), 30% to be retained **\$2,520.00**

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**SURETY ESTIMATE FOR IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY**

Location: S. State Street (Block 4216, Lot 1.01)  
 Project: Amended Newcomb Senior Housing (Phase 1)  
 Project #: 21-00056

Made by: RRH  
 Checked by:

Date: 9/2/2021 Rev 2/3/23  
 Date:

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
<b>GENERAL SITE IMPROVEMENTS</b>							\$0.00
6" Thick Dense Graded Aggregate	SY	25	\$15.00	\$375.00	2/3/2023	100%	\$0.00
4" Thick Hot Mix Asphalt Base Course	SY	25	\$20.00	\$500.00	2/3/2023	100%	\$0.00
2" Thick Hot Mix Asphalt I-5 Surface Course	SY	25	\$9.00	\$225.00	2/3/2023	100%	\$0.00
Linestriping	LS	1	\$1,200.00	\$1,200.00	2/3/2023	100%	\$0.00
Traffic Control Signs	EA	1	\$200.00	\$200.00	2/3/2023	100%	\$0.00
Concrete Curb 6" x 18"	LF	410	\$48.00	\$19,680.00	2/3/2023	100%	\$0.00
Concrete Sidewalk 4" Thick	SY	330	\$85.00	\$28,050.00	2/3/2023	100%	\$0.00
Handicapped Ramps	EA	4	\$700.00	\$2,800.00	2/3/2023	100%	\$0.00
<b>STORMWATER IMPROVEMENTS</b>							
Perf. Pipe 24" In Stone Trench	LF	24	\$220.00	\$5,280.00	2/3/2023	100%	\$0.00
<b>SUBTOTAL</b>				\$58,310.00			\$0.00
Additional 20% Contingency			0.20	\$11,662.00			\$0.00
<b>TOTAL SURETY</b>				\$69,972.00			\$0.00
<b>BOND FOR:</b>				\$69,900.00			\$0.00

Per MLUL (40:55D-53.e(1)), 30% to be retained \$20,970.00

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