



April 22, 2021
1315.001.026

Stephen J. Gallo, MS, ARM, Borough Administrator
Borough of Freehold
51 West Main Street
Freehold, NJ 07728

**RE: TRIANGLE PARKING LOT - PARKING LOT IMPROVEMENTS
BLOCK 71, LOT 29
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Mr Gallo:

Triangle Parking Lot Design and Reconstruction

Site Description

The parking lot is located on Block 71, Lot 29, and currently contains 54 Parking spaces. Vehicular access is provided from South Street (State Route 79), and pedestrian access is provided from West Main Street.

Project Description

The proposed project will provide much needed improvements, along with associated benefits, to the existing commercial community which surrounds the parking lot.

1. Provide for a complete redesign and reconstruction of the parking lot pavement. The existing pavement is in a very deteriorated condition, which has been maintained as best through continued pavement patching efforts.
2. With the redesign and reconstruction of the parking and new walkways, the proposed improvement project will provide for the following:
 - a. Provide for a revised circulation pattern, for a safe and adequate layout, utilizing current standards.
 - b. Provide for a revised, and improved, access configuration into the parking lot off South Street (State Route 79).
 - c. The result of a revised circulation layout will increase the number of proposed parking spaces by 13 spaces. (Existing 54 spaces, proposed 67 spaces). This would be much needed parking in a downtown commercial area.
 - d. While providing for additional parking spaces, the improved parking lot will also provide additional green space. This will reduce stormwater runoff.

- e. The improvements will provide for replacement of existing and aging lights, with upgraded, low maintenance, LED lighting, which will provide for safer pedestrian access.
- f. An additional pedestrian access will be provided from South Street (State Route 79) into the parking lot, where none currently exists. This will provide for 2 separate means of pedestrian access to the parking lot area.
- g. Additional pedestrian pathways will be provided within the parking lot. The result being a continuous pedestrian pathway from West Main Street to South Street (State Route 79), which does not currently take place. ADA compliant ramps and crosswalks will be provided throughout
- h. Storm drainage improvements will also replace the existing system, which is in a state of needed repair.

Should you have any questions or require additional information, please do not hesitate to contact me.

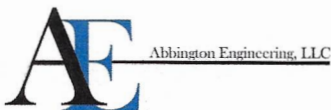
Very truly yours,

ABBINGTON ENGINEERING, LLC



William T. Wentzien, P.E., C.M.E.
Freehold Borough Engineer

cc: Stephen Kiselick, C.L.A.



PROJECT NAME: Triangle Parking Lot at South Street

DATE: April 22, 2021

MUNICIPALITY: Freehold Borough

PROJECT NO. 1315.001.026

PREPARED BY: MAZ

REVIEWED BY: SRK

| ITEM NO | DESCRIPTION | APPROX. QTY | UNIT | UNIT PRICE | TOTAL |
|---------|--|-------------|-------|--------------|---------------|
| 1 | CONCRETE WASHOUT SYSTEM | 100% | L.S. | \$ 1,000.00 | \$ 1,000.00 |
| 2 | CONSTRUCTION SIGNS | 200 | S.F. | \$ 10.00 | \$ 2,000.00 |
| 3 | DRUM | 50 | UNITS | \$ 50.00 | \$ 2,500.00 |
| 4 | TRAFFIC DIRECTOR, FLAGGER | 80 | M.H. | \$ 75.00 | \$ 6,000.00 |
| 5 | ASPHALT PRICE ADJUSTMENT | 100% | L.S. | \$ 1,500.00 | \$ 1,500.00 |
| 6 | FUEL PRICE ADJUSTMENT | 100% | L.S. | \$ 1,000.00 | \$ 1,000.00 |
| 7 | CLEARING SITE | 100% | L.S. | \$ 45,000.00 | \$ 45,000.00 |
| 8 | HOT MIX ASPHALT 9.5M64 SURFACE COURSE | 420 | TONS | \$ 110.00 | \$ 46,200.00 |
| 9 | HOT MIX ASPHALT PAVEMENT REPAIR | 2,900 | S.Y. | \$ 45.00 | \$ 130,500.00 |
| 10 | 6' FENCING | 350 | L.F. | \$ 45.00 | \$ 15,750.00 |
| 11 | CONCRETE DRIVEWAY, REINFORCED, 6" THICK | 165 | S.Y. | \$ 70.00 | \$ 11,550.00 |
| 12 | CONCRETE PAD REINFORCED, 6" THICK | 105 | S.Y. | \$ 70.00 | \$ 7,350.00 |
| 13 | CONCRETE SIDEWALK, 6" THICK | 450 | S.Y. | \$ 60.00 | \$ 27,000.00 |
| 14 | DETECTABLE WARNING SURFACES | 10 | S.Y. | \$ 400.00 | \$ 4,000.00 |
| 15 | 8" X 18" CONCRETE VERTICAL CURB | 1,450 | L.F. | \$ 30.00 | \$ 43,500.00 |
| 16 | TRAFFIC STRIPES | 1,180 | L.F. | \$ 1.50 | \$ 1,770.00 |
| 17 | TRAFFIC MARKINGS | 350 | S.F. | \$ 5.00 | \$ 1,750.00 |
| 18 | REGULATORY & WARNING SIGNS | 50 | S.F. | \$ 60.00 | \$ 3,000.00 |
| 19 | STAMPED HOT MIX ASPHALT CROSSWALK/IMPRINTED AGGREGATE REINFORCED PREFORMED THERMOPLASTIC SURFACE | 40 | S.Y. | \$ 175.00 | \$ 7,000.00 |
| 20 | RECONSTRUCT STORM DRAINAGE INLET | 3 | UNITS | \$ 5,500.00 | \$ 16,500.00 |
| 21 | RESET WATER METER/VALVE BOX | 6 | UNITS | \$ 500.00 | \$ 3,000.00 |
| 22 | RESET WATER VALVE | 6 | UNITS | \$ 400.00 | \$ 2,400.00 |
| 23 | RESET MANHOLE, SANITARY SEWER USING EX. CASTING | 4 | UNITS | \$ 500.00 | \$ 2,000.00 |
| 24 | RESET GAS VALVE BOX | 6 | UNITS | \$ 500.00 | \$ 3,000.00 |
| 25 | TREE REMOVAL, 24" TO 36" DIAMETER | 6 | UNITS | \$ 3,000.00 | \$ 18,000.00 |
| 26 | TOPSOILING, 6" THICK | 100 | S.Y. | \$ 10.00 | \$ 1,000.00 |
| 27 | LANDSCAPING | 100% | L.S. | \$ 55,000.00 | \$ 55,000.00 |
| 28 | SODDING | 100 | S.Y. | \$ 20.00 | \$ 2,000.00 |
| 29 | TRASH ENCLOSURES | 4 | UNITS | \$ 10,000.00 | \$ 40,000.00 |
| 30 | BENCHES | 8 | UNITS | \$ 2,400.00 | \$ 19,200.00 |
| 31 | TRASH RECEPTACLES | 6 | UNITS | \$ 1,800.00 | \$ 10,800.00 |
| 32 | PARKING LOT LIGHT FIXTURES | 8 | UNITS | \$ 6,000.00 | \$ 48,000.00 |
| 33 | WALKWAY BOLLARD LIGHTING | 10 | UNITS | \$ 2,500.00 | \$ 25,000.00 |
| 34 | TYPE 'B' INLET | 5 | UNITS | \$ 5,500.00 | \$ 27,500.00 |
| 35 | 18" R.C.P. PIPE, CLASS IV | 350 | L.F. | \$ 80.00 | \$ 28,000.00 |
| 36 | 6" P.V.C. ROOF DRAINS / CLEANOUTS | 275 | L.F. | \$ 45.00 | \$ 12,375.00 |
| 37 | SOIL EROSION AND SEDIMENT CONTROL | 100% | L.S. | \$ 25,000.00 | \$ 25,000.00 |

Total Estimated Cost \$ 697,145.00

Notes:

1. The quantities enumerated above are approximate and intended for budgeting purposes only. The actual quantities constructed as part of this project may differ.
2. The unit prices utilized in this estimate are based upon prices bid for work similar in nature and magnitude, by qualified contractors in the prevailing project area.
3. Unit prices are based upon certain published sources, including the NJDOT Bid Price Index, as well as non-published sources.

William T. Wentzien
 William T. Wentzien, PE, PP, CME
 Office of the Borough Engineer