



May 29, 2019

Honorable Tom DePietro, Council President  
City of Hudson Common Council  
520 Warren Street  
Hudson, New York 12534

2019 JUN -4 PM 3:40  
CITY CLERK'S OFFICE  
HUDSON, NEW YORK

FILED

Council President DePietro and Members of the Common Council,

On Wednesday, May 22<sup>nd</sup> a recommendation was made from the Legal Committee to the full Council regarding the Host Community Benefit Agreement between Stewart's and the City. As you are aware, this agreement was a condition of the Site Plan approval issued by the City's Planning Board on May 14<sup>th</sup>, 2019.

The purpose of the agreement is for Stewart's to provide necessary funds for pedestrian accommodation improvements at the intersection of Fairview Ave and Green Street with the balance applied to a professional review of city-wide infrastructure and zoning improvements.

These improvements were discussed at length during the planning process (with the Planning Board) however they could not be incorporated into the Stewart's Site Plan as they were offsite improvements on lands we did not control. Our offer of \$200,000.00 was based upon the estimate we received from our transportation consultant Creighton Manning Engineering (CME) of \$143,000.00. That estimate along with the layout of the intended physical improvements are attached.

My apologies for my absence from the May 22<sup>nd</sup> which delayed in delivering this communique to you.

I have been appreciative of the opportunity to work through the process to deliver an improved Stewart's to the Hudson community.

Regards,

Chuck

Charles "Chuck" Marshall  
Stewart's Shops Corp.

ENGINEERS  
PLANNERS  
SURVEYORS



May 28, 2019

Mr. Chuck Marshall  
Stewart's Shops  
P.O. Box 435  
Saratoga Springs, NY 12866

**RE: Sketch Plan Improvements, Stewart's Shop, US Route 9 (Fairview Avenue), City of Hudson, Columbia County, New York; CM Project No. 117-316**

Dear Mr. Marshall

As requested, attached are a sketch level plan and conceptual estimate for traffic signal and curb ramp improvements at the US Route 9 and NY Route 23B intersection in the City of Hudson, NY. The conceptual cost estimate for the improvements is approximately \$143,000.

The sketch plan is very preliminary at this stage and will require coordination with NYSDOT and the City of Hudson to confirm final improvements and costs.

Please do not hesitate to contact us if you have any questions or require additional information regarding this submission.

Sincerely,  
Creighton Manning Engineering, LLP

Handwritten signature of Mark Nadolny in black ink.

Mark Nadolny  
Project Manager

Handwritten signature of Daniel P. Reynolds in black ink.

Daniel P. Reynolds, P.E.  
Senior Engineer

attachments

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117-316  
Stewart's Hudson

**SIGNALS CONCEPTUAL ESTIMATE**  
DATE: 5/28/19

**Description of Major Improvements:**

LOCATION: Route 9/Green St/Hudson, NY (Stewarts)

| Item  | Unit              | Unit Cost | Intersection 1 |          |                   | Total Quantity | Total Cost |
|---|-------------------|-----------|----------------|----------|-------------------|----------------|------------|
|   |                   |           | Quantity       | Cost     | Unit              |                |            |
| Pedestrian Poles                                    | EA                | \$1,500   | 6              | \$9,000  | EA                | 6              | \$9,000    |
| Pedestrian Heads                                    | EA                | \$2,500   | 6              | \$15,000 | EA                | 6              | \$15,000   |
| Pull Boxes  | EA                | \$1,000   | 4              | \$4,000  | EA                | 4              | \$4,000    |
| Remove Traffic Signal Equip                         | EA (Intersection) | \$1,500   | 1              | \$1,500  | EA (Intersection) | 1              | \$1,500    |
| Ped/Signal Wiring                                   | EA (Intersection) | \$6,500   | 1              | \$6,500  | EA (Intersection) | 1              | \$6,500    |
| Curb Island w/Landscaping                           | EA                | \$10,000  | 1              | \$10,000 | EA                | 1              | \$10,000   |
| ADA   |                   |           |                |          |                   | 0              |            |
| Reconstruct ADA Ramps                               | EA (corner)       | \$5,000   | 8              | \$40,000 | EA (corner)       | 8              | \$40,000   |
| Add Detectable Warning Units to Existing Curb Ramps | EA (corner)       | \$450     | 6              | \$2,700  | EA (corner)       | 6              | \$2,700    |
| Striping  | LF (crosswalk)    | \$12      | 180            | \$2,160  | LF (crosswalk)    | 180            | \$2,160    |
|   |                   |           |                |          |                   | 0              |            |
|   |                   |           |                |          |                   |                | \$90,860   |

|  |                  |
|--|------------------|
| SUB-TOTAL=                             | \$90,860         |
| WZTC (10%)                             | \$9,100          |
| SURVEY (2%)                            | \$1,900          |
| <b>CONSTRUCTION SUB-TOTALS</b>         | <b>\$101,860</b> |
| SPDES MITIGATION                       | \$0              |
| INCIDENTALS (10%)                      | \$11,000         |
| <b>SUBTOTAL (2019 DOLLARS):</b>        | <b>\$113,000</b> |
| CONTINGENCY (15%)                      | \$17,000         |
| <b>SUBTOTAL (2019 DOLLARS):</b>        | <b>\$130,000</b> |
| FIELD CHANGE ORDER                     | \$7,000          |
| <b>SUBTOTAL (2019 DOLLARS):</b>        | <b>\$137,000</b> |
| MOBILIZATION (4%)                      | \$6,000          |
| <b>SUBTOTAL (2019 DOLLARS):</b>        | <b>\$143,000</b> |
| EXPECTED AWARD AMOUNT (3.0% INFLATION) | \$0              |
| CONSTRUCTION INSPECTION (1.5%)         | \$0              |
| ROW COSTS (2013 DOLLARS)               | \$0              |
| <b>TOTAL ALTERNATIVE COST:</b>         | <b>\$0</b>       |

**US Route 9/NY Route 23B/Green St**

Sketch Plan Improvements - Creighton Manning - 6/28/19

