



Friends of the Walkway

WORKING TO ENSURE THE SAFETY
AND BEAUTY OF OUR COMMUNITY

The Community Walkway Alternative Repair Solutions

Submitted to: Droyers Point Walkway Association (DPWA) Board

Friday – May 14th, 2010

Community Walkway Alternative Repair Solutions

- ***solutions that are eco-friendly, cost effective and that save our mature trees***

We look forward to meeting with you at the proposed executive meeting (Date TBA), to review and discuss this and other alternative proposals, prior to the next open meeting (Date TBA) – where all proposals will be reviewed, and when the vote will be taken (per the by-laws).

To be prepared for the executive meeting, we request that the board forward their proposals to us after completing their vendor search. Working together we can combine the various proposals into one cohesive, collaborative and unified presentation for community residents' consideration at the open meeting, which will help them make an informed decision.

“The Friends” currently have 227 signed petitions from community residents to assist the Master Association board in understanding residents' concerns and wishes. The number of petitions continues to grow every day, and clearly indicates community residents' expectations, and also speaks for residents who are unable to attend community meetings.

Homeowners look forward to:

- *An open meeting to hear and discuss details re: alternatives to removing trees*
- *Having their consideration reflect how their money will be spent and how their community will look*
- *An eco-friendly, cost effective method of preserving our mature trees, and maintaining the beauty, safety and property value of the community*
- *Being included in the final decision making process, prior to any actions being taken to remove the trees*

Community members are confident that working together with our master association, we will secure a solution that will allow for the necessary repair of the sidewalks, and preserve the trees!!

Comprehensive Details:

- 84 – Twenty+ Year Old Trees
- 56 Tripping Hazards
 - 56 concrete areas/that need repair (some extreme – others minor) – Majority in SH1
- 1421 homes affected

Implementing the extreme solution of removing the trees to repair the walkway would be detrimental to the community and deprive residents of the following:

Environmental Benefits

Improves air quality, creates wildlife habitat, windbreak, reduces storm runoff

Economic Benefits

Sells the community, every home sales references the walkway, unique community amenity

Communal Benefits

Privacy, emphasize beautiful views, obscures views of oil tanks, shade from direct hot sun, sound barrier

Social Benefits

Serene, tranquil, and restful feelings

Arborist Research

Legacy Consulting Arborist – Paul Jordan

- New Jersey Certified Tree Expert
- ISA Certified Arborist & Municipal Specialist

"There is more than one solution to the problem of tripping hazards created by tree roots lifting the concrete walk ways. Removing the trees seems like a drastic measure and a terrible waste of a natural resource. Some of the possible remedies would be:

- Remove the offending concrete and replace with brick pavers
- Remove the offending concrete and replace with 'rubber walk way'
- Remove the offending concrete and replace with new concrete

The first course of action would be to inventory the trees. The inventory would identify the tree...its diameter and its height. Any structural defect will be noted and any pruning requirements noted. Any conflict with the urban environment must also be noted. The extent of the tripping hazard will also be recorded. When the report is done there is the possibility that some trees may be recommended for removal."

Scope of Work:

REMOVE THE TREES – FIX THE WALK – REPLACE TREES WITH PLANTS IN POTS

DPWA Board Suggestion • Proposals & Quotes Pending

- Remove Trees
- Remove Stumps
- Specialized removal costs - bay location - no roadway - heavy equipment needs
- Fix Sidewalk - Cement
- Pots
- Small Trees, Plants, Soil
- Planting Labor
- Ongoing Pot/Tree or Plant Maintenance

FIX THE WALK – WITH RUBBERSIDEWALK / TERREWALK – PRESERVE THE TREES

Cost Effective • Environmentally Focused

- Remove Old Concrete
- Disposal of Tree Grates
- Trim High Roots - Arborist Supervision
- Back Fill Trees with Topsoil
- Install stone sub-base to stabilize rubbersidewalk
- Recycle existing brick pavers, clean & reinstall
- Install new rubbersidewalk where concrete removed
 - *Installation of TerreWalk materials will address and fix ALL sidewalk and tree issues
- Arborist: Review tree/root health for each tree... work with contractor to determine best remediation/repair method (i.e. cut root, slope walkway material over root; etc)

FIX THE WALK – WITH CONCRETE (CAMBRIDGE) PAVERS – PRESERVE THE TREES

Cost Effective • Environmentally Focused

- Remove Old Concrete
- Dispose of Tree Grates
- Trim High Roots - Arborist Supervision
- Back Fill Trees with Topsoil
- Install stone sub-base to stabilize pavers
- Recycle existing brick pavers, clean & reinstall
- Install new concrete pavers where concrete slab removed
 - *Salmeron workers are certified Cambridge installers.
 - * Cambridge materials are installed at Prudential Center in Newark.
- Arborist: Review tree/root health for each tree... work with contractor to determine best remediation/repair method (i.e. cut root, slope walkway material over root; etc)

Suggested Future Options:

On-going Arborist Review and Maintenance Plan:

- To insure ongoing tree health, root maintenance and walkway safety:
- Scope of Work: Review and report - Twice a Year / Fall & Spring (2 hr review - 1 hr report and recommendation to landscapers)... 3hrs = \$300 ea

Railing Repairs:

- Scope of Work: Custom build and install matching ironwork fencing in 3 places / to accommodate present tree layout... \$1,800

Document Attachments:

Salmeron – Walkway repair & railing quotes

- NJ Commerce NJ State Certified Small Business Enterprise Industry Affiliates
- The Interlocking Concrete Pavement Institute (ICPI)
- American Institute of Architects (AIA)
- American Society of Landscape Architects (ASLA)

Legacy Consulting Arborist – Paul Jordan

- New Jersey Certified Tree Expert #539
- ISA Certified Arborist / Municipal Specialist NJ-0932AM

Rubbersidewalk, Inc. – TerreWalk Materials Quote

Rubbersidewalk, Inc. - TerreWalk Color Chart

City Permit

- Without an “actual” construction date and written consent permits are not issued (City of Jersey City – Division of Engineering)



Rubbersidewalk, Inc. – TerreWalk Example (New Rochelle, NY)

Proposal Summary (Addresses All 84 Trees)

84 TREES	EXTREME Solution- REMOVE TREES	GREEN Solution- RUBBER SIDEWALKS	GREEN Solution- CONCRETE PAVERS
REMOVE TREES	\$84,000 est.	N/A	N/A
FIX WALKWAY	\$59,000 est.	N/A	N/A
Salmeron Company	N/A	\$39,000 (install)	\$59,000 (materials/install)
TerreWalk Materials	N/A	\$53,700 (materials/freight)	N/A
REPLACE TREES/in POTS	\$34,000 est.	N/A	N/A
MISC	\$10,000	\$10,000	\$10,000
Arborist - Walkway Repair	N/A	\$4,200	\$4,200
TOTAL EST.	\$187,000**	\$106,900	\$73, 200

**DPWA Board Suggestion • Estimates based on available data; actual proposal & quotes pending

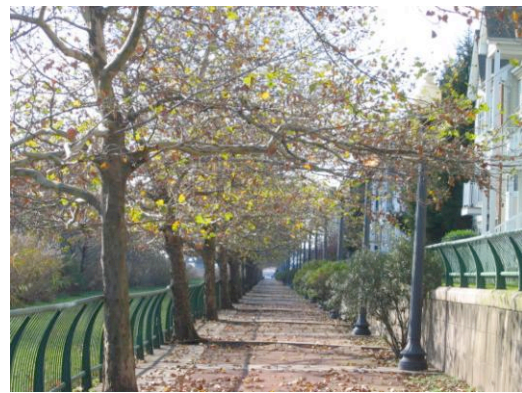
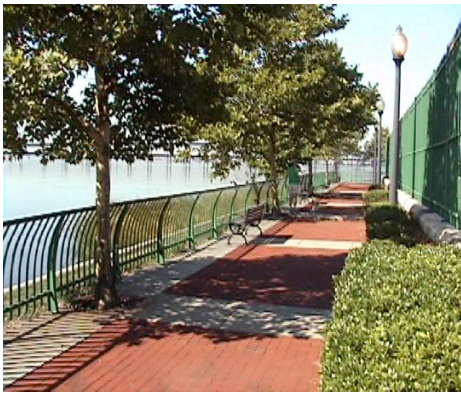
Proposal Summary (Addresses 56 Trip Hazards)

56 TREES	EXTREME Solution- REMOVE TREES	GREEN Solution- RUBBER SIDEWALKS	GREEN Solution- CONCRETE PAVERS
REMOVE TREES	\$56,000 est.	N/A	N/A
FIX WALKWAY	\$42,000 est.	N/A	N/A
Salmeron Company	N/A	\$28,000 (install)	\$42,000 (materials/install)
TerreWalk Materials	N/A	\$35,840 (materials/freight)	N/A
REPLACE TREES/in POTS	\$22,700 est.	N/A	N/A
MISC	\$10,000	\$10,000	\$10,000
Arborist - Walkway Repair	N/A	\$2,800	\$2,800
TOTAL EST.	\$130,700**	\$76,640	\$54,800

**DPWA Board Suggestion • Estimates based on available data; actual proposal & quotes pending

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