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Bertin Engineering Saves \$1 Million on Traffic Improvements for the “Outlets at Bergen Town Center”

February 2011

The Outlets At Bergen Town Center Paramus, New Jersey

Renovation of the Bergen Town Center – a regional retail outlet mall - began in 2006 after a long and costly approval process that involved two municipalities (Paramus and Maywood) and the County of Bergen. The mall owner, **Vornado Realty** turned to **Bertin Engineering** for a speedy and cost effective design of the improvements to the roadway system surrounding the mall that were needed to handle the increased traffic as well as correct existing deficiencies. The project included:

- Widening and geometric improvements for 2 miles of county and municipal roadways;
- Signalization improvements for 11 street intersections;
- Structural rehabilitation of a bridge overpass;
- New retaining walls along the roadways;
- New highway signs; and
- Restoration of a parking deck.

The design contract was awarded in 2007, a year behind schedule, and the first phase of the traffic improvement was to be completed within a year in order to implement the phased completion of the mall.

The design process began with a thorough review of the “approved” traffic control system. Design alternatives were immediately identified that would save both time and money. The redesigns required that Bertin quickly obtain client, municipal and county approvals. Bertin also worked with public officials to refine the traffic improvement phasing so that there would be no delays to scheduled openings of the mall. To further expedite the construction, the owner authorized Bertin to take over the contract administration of the traffic signal work.



Looking north along Maywood Avenue

Value Engineering & Savings

An analysis and redesign of the original project was performed to save time and reduce construction costs. This included:

- Realigning roads to avoid or reduce right-of-way acquisitions;
- Modifying the design to avoid impacting on-site structures.
- Eliminating unnecessary overhead highway signs on local streets;
- Expediting and phasing new traffic signal installation to avoid construction of temporary signals;
- Determining that the bridge deck could be repaired rather than replaced; and
- Negotiating with PSE&G to minimize the extent and cost of major utility relocations.

The estimated savings was \$1 million on a \$10 million road improvement project.

Successful Completion

The final traffic signal was put into operation in January 2011 to provide access to a new Lowe’s store that is part of the overall retail center complex.

The parking deck restoration project earned Bertin Engineering an award from the Concrete Contractors Association.



The completed Outlets at Bergen Town Center