



1922 Greensping Drive, Suite 5, Timonium, MD 21093

February 12, 2019

Orr Partners

Attn: David Orr

**Re: Normandy Woods Budget Proposal**

Kinsley Construction, Inc. is pleased to submit a quotation to provide all labor, equipment and materials required to complete the referenced project as outlined herein.

**SCOPE OF SERVICES**

**A. General Conditions (\$90,800.00)**

Provide the following:

- Supervision of our forces
- Mobilize required equipment
- Layout / stakeout (For our work only)
- Temporary Toilet
- Test Pit
- Progressive site clean-up and maintenance

**B. Demolition/Clearing (\$117,300.00)**

Remove the following:

- All trees/bushes within project limits
- 1EA- House
- 1EA Garage
- ~680LF- Waterline
- 13EA-Water house connections
- ~2,400SY- Asphalt Paving

**C. Erosion and Sediment Controls (\$74,800.00)**

Furnish, install, maintain (While on-site), and remove:

- 1EA- Stabilized construction entrance
- 10EA- Inlet protection
- ~2,200LF- Super silt fence
- ~100TN- Riprap
- Temporary Seeding

**D. Earthwork (\$119,500.00)**

1. Strip topsoil & stockpile or place directly in to green area fills
2. Cut to fill earthwork (Site to balance with no import or export figured in our proposal)
3. Respread approximately 1,200CY of topsoil from stockpile onsite
4. One-time permanent seed respread topsoil areas

**E. Storm Sewer & SWM Ponds (\$363,700.00)**

1. Furnish and install:

- ~175LF- 15" RCP
- ~700LF- 24" RCP



- ~200LF- 30" RCP
  - 8EA- Precast manhole
  - 8EA- Inlets
  - 1EA- End section
  - 1EA- End Wall
  - 1EA- Outlet structure
  - ~20TN- Riprap
  - 350SY- 6" CR-6 Access road to ponds
2. Required connections to existing storm sewer
  3. Flush lines of all debris
  4. Excavate and place all material in bioretention pond & stepping pool (Spoils to stay onsite, \$193,700.00 Included in above price)

**F. Sanitary Sewer (\$222,600.00)**

1. Furnish and install:
  - ~1,000LF- 8" SDR-35
  - 38EA- Sanitary house connection
  - 10EA- Sanitary Manholes
2. Required connections to existing sanitary sewer system
3. Flush lines of all debris
4. Complete a vacuum test and pressure test
5. Patching of existing roads
6. Traffic control for work on existing roads

**G. Water Distribution (\$346,000.00)**

1. Furnish and install:
  - Connect to existing waterline
  - ~1,370LF- 8" DIP
  - 38EA- Water house connection
  - 1EA- Fire Hydrant
  - 13EA- Connect existing houses to new line
2. Flush lines of all debris
3. Test/disinfect water lines
4. Patching of existing roads
5. Traffic control for work on existing roads

**H. Stone Base & Asphalt Paving (\$154,000.00)**

Fine grade and install:

- ~4,400SY- 7" Stone base
- ~4,400SY- 2.5" Asphalt base
- ~4,400SY- Asphalt tack
- ~4,400SY- 1.5" Asphalt surface
- Fine grading stone base

**I. Concrete Sidewalk (\$58,900.00)**

1. Fine grade
2. ~7,000SF- Concrete sidewalk & stone base
3. ~40SF- Detectable warning surface
4. Backfill

**J. Concrete Curb (\$56,200.00)**

1. Fine grade
2. ~1,800LF- Curb & gutter
3. Stone under curb & gutter
4. Backfill

**K. Off-Site Stone Base & Asphalt Paving (\$96,000.00)**

Fine grade and install:

- ~1,800SY- 7" Stone base
- ~1,800SY- 2.5" Asphalt base
- ~1,800SY- Asphalt tack
- ~1,800SY- 1.5" Asphalt surface
- Fine grading stone base
- Traffic control

**Total Lump Sum As Described Above For This Project As Described Herein...\$1,699,800.00**

**NOTES AND CLARIFICATIONS**

1. This proposal will be attached to the contract as a means of clarification describing the items of work to be completed by Kinsley Construction, Inc. Our scope of services will be strictly limited to the items as they are listed herein.
2. This proposal is based off KCI performing all the work described herein. If our scope of work changes, is modified, or is reduced KCI reserves the right to adjust our pricing accordingly.
3. This is a lump sum proposal with KCI being held responsible for the scope of work as described herein. This project will be billed to the owner on a percentage complete basis.
4. This proposal includes all construction stake-out as required to complete our scope of services. CAD file information, building corners, and benchmarks will be provided by others prior to the start of construction.
5. Existing topography shall be field verified by KCI prior to the start of construction. Any discrepancies shall be brought to the owner's attention and will require additional discussion.
6. This proposal was based solely off of the plans listed below. No project specifications have been provided.
7. All work to be completed in a workmanlike manner according to standard practices. This proposal is based on open shop wages. All work is to be completed during regular work hours Monday through Friday.
8. This proposal is based on one mobilization with continuous uninterrupted work until the end of the project. If multiple mobilizations are required to complete this project due to circumstances out of our control those costs will be billed at an extra cost, additional to this proposal.
9. We specifically exclude work involving frozen / wet subgrades or work during periods of inclement weather.
10. This proposal includes the maintenance of all erosion controls while onsite. Should building construction commence on any part of the project prior to site work completion, KCI will be relieved of erosion control maintenance responsibilities for that particular section of the site.
11. The erosion control maintenance included in this proposal will cover all common maintenance items required during a "typical two-year rain event". If the erosion control measures fail due to a poor design, a weather event that exceeds the design criteria, or a severe / high intensity storm that exceeds the above criteria, all work required to stabilize / repair the site will be completed on a T&M basis.
12. All water and sewer shall be installed per local governing specifications as stated at the time of this proposal.
13. Existing overhead power is to be relocated by others prior to KCI mobilization onsite.
14. Rock is classified as solid material that cannot be excavated with a Caterpillar 963 track loader or Caterpillar 336 excavator or equivalent. Mechanically removed rock will be field measured. Trenches that require use of a trench box will have a minimum pay width of 6'.
15. If rock blasting is deemed necessary KCI will provide all labor, equipment, and related materials to perform a safe blasting operation. Our prices include an explosive use permit, licensed blaster, in house seismic records of blasts performed on-site, and all required field coordination.

16. KCI will make every effort to coordinate with our blaster to ensure that the building foundations will be “over shot”. However, no additional foundation blasting mobilization / operation included in this proposal.
17. Where rock is encountered we are not responsible for concrete over-runs.
18. Any rock encountered within 50 feet of any existing utility line will be removed by mechanical means and will be billed to the owner on a T&M basis or contract unit prices.
19. This proposal is based on the assumption that all on-site materials are suitable for structural fill placement. No importing or exporting of fill materials is included. All soil exchange operations are excluded. Undercutting and subsequent backfilling of soft or yielding subgrade areas will be removed at an extra cost, additional to this proposal
20. This proposal was based on the use of an on-site stockpile area. If this facility becomes unavailable all material will be removed from the site at an extra cost, additional to this proposal.
21. All excess excavated materials as well as clearing debris will become property of the owner.
22. Re-grading / re-working stone base due to damage by others is excluded from this proposal.
23. This proposal was based upon the current liquid asphalt rate of \$451.67 per ton. KCI reserves the right to adjust our pricing based upon the actual asphalt index at time of placement time, especially with revisions?)
24. All asphalt sections and mix designs are per the pavement specifications shown on plans.
25. Any paving repairs that are required to be completed prior to the installation of the wearing course, as the result of damaged caused by others, will be completed strictly on a T&M basis.
26. No work should be assumed to be in our proposal unless specifically noted above.
27. This proposal will remain valid for the period of thirty (30) days following the date of issuance.
28. If Kinsley is delayed at any time in the commencement or progress of the Work by act or neglect of the Owner or by changes ordered in the Work, or by fire, unusual delay in deliveries, unavoidable casualties or other causes beyond Kinsley's control, including weather conditions not reasonably predictable, then the time for completion shall be extended by change order for such reasonable time as the parties shall agree.
29. Payments due and unpaid shall bear interest from the date payment is due at the prime rate of M&T Bank plus two percent (2%); provided however, the interest rate shall not be less than six (6%) percent. In addition, Owner is responsible for all collection costs incurred by Kinsley, including, but not limited to, reasonable attorneys' fees and court costs.
30. This proposal is based on mutual agreement of contract terms.

## **EXCLUSIONS**

The following items of work are **excluded** from this proposal. This list is for clarification purposes only and additional exclusions may be in place based on the above scope of services.

### **General Conditions**

1. Bonds, permits testing, and inspection fees (DOT, township, railroad, and utility)
2. Stakeout / layout for buildings, foundations, and other trades
3. Engineering including final as-built documents
4. Preparation of a “hold down” grading plan / CAD file manipulation
5. Geotechnical services, soil testing, and road bearing reports
6. Temporary construction fence, staging areas, barricades, encloses, and tire wash rack stations
7. Traffic control for work not included in the above scope of work

### **Demolition**

8. Removal of underground tanks / contaminated materials
9. Cleaning of existing pipe
10. Relocation / adjusting of underground utilities, overhead utilities, and associated structures
11. Capping, abandonment, or grouting of existing utilities

### **Earthwork**

12. Rock excavation / breaking / downsizing
13. Excavation, disposal, or replacement of unsuitable soils
14. Handling / disposal of spoil materials for other trades

15. Handling / disposal of hazardous or contaminated materials
16. Importing / exporting of fill materials/topsoil
17. Topsoil screening or amendments
18. Re-grading due to damage by others
19. Subgrade stabilization including, but not limited to, discing, aeration, liming, soil cement, geo-grid installation, and undercutting & replacement with suitable materials
20. Engineered shoring, soil nailing, etc.
21. Well pointing, excessive dewatering, etc. (beyond 2" pump capabilities)
22. Dewatering for other trades
23. Winter conditions such as removal of frost and high moisture content in earthen materials
24. Snow removal
25. Sink hole remediation

#### **Utilities**

26. Utility work inside property lines
27. Site lighting installation, trenching, concrete pole bases, and restoration
28. Dry utility line installation, trenching, and restoration
29. Conduit crossings, conduit duct-banks, and concrete encasement
30. Roof drain downspout adaptors, final hook ups, and dry wells
31. Flowable fill used for utility trenches
32. Premium, select, stone, or engineered backfill used for utility trenches
33. Over excavation or unsuitable soil remediation below trench subgrade

#### **Concrete Work**

34. Concrete flatwork calking and sealing operations
35. Concrete leed walks, walks within property lines, footings, piers, and foundations
36. Concrete plastic coverings, winter protection, and winter concrete mixes
37. Concrete wash out pits / maintenance
38. ADA ramp engineering / design
39. Fine grading and stone base under building slab

#### **Asphalt Paving**

40. Herbicide treatments, prime coat, and geotextile fabric for stone subgrade
41. Asphalt driveways / aprons
42. Walking/bike path
43. Signage/pavement markings

#### **Miscellaneous**

44. Concrete bollards and bumper blocks
45. Retaining walls, sleeve-its, sono tubes, guard rails, fencing, and metal railings
46. Metal bike racks, trash receptacles, flag poles, benches, and all other ornamental structures
47. Installation of concrete, stone, and asphalt pavers
48. Wetland mitigation / plantings
49. Landscape / wetland plantings, maintenance, watering, and mowing
50. Steel landscape edging, river stone, and bark mulch
51. Irrigation system, testing, and maintenance

## **BID DOCUMENTS**

This proposal is based upon information obtained from the following:

- Drawing 1 to 1 prepared by MRA Dated: January 14, 2010

Thank you for the opportunity to provide a quotation for this project. If you have any questions related to this proposal please do not hesitate to contact me.

Sincerely,



Andrew D. Amasia  
Estimator  
**Kinsley Construction, Inc.**

Ph: 410-453-6683  
Email: [aamasia@kinsleyconstruction.com](mailto:aamasia@kinsleyconstruction.com)

**TERMS AND CONDITIONS**

The prices, conditions, and specifications contained herein are satisfactory and are hereby accepted. Kinsley Construction, Inc. is authorized to do the work as specified herein. Work shall not commence until Owner has accepted this proposal. Kinsley Construction, Inc. may withdraw this proposal if not accepted within thirty (30) days.

If accepted, Owner and Kinsley Construction, Inc. shall enter into a contract incorporating the prices, conditions, and specifications contained herein with additional terms and conditions acceptable to Owner and Contractor or this Proposal shall be a Contract between the parties hereto and shall represent the entire and integrated agreement between the parties hereto, superseding prior negotiations, representations or agreements, either written or oral. This contract may be amended or modified only by a modification or change order signed by both parties. Kinsley and the Owner respectively bind themselves, their partners, successors, assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in this Contract.

Accepted By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_