

# ALL COUNTY PARTNERSHIP

phone (610) 705-4006

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TO: Broker  
DATE: August 13, 2014  
FROM: Jim Reading  
RE: Valley View - residential

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To whom it may concern,

In reviewing the per-unit costs associated with the townhome development in Valley View, we do not anticipate that the costs per unit will exceed \$1,870.35. There are no open space or water fees. This total does not include building construction permits.

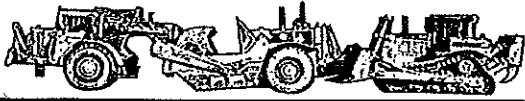
The cost breakdown is as follows:

\$590.00 – EDU  
\$595.35 – Sewer Distribution Fee  
\$155.00 – Sewer Connection Fee  
\$ 30.00 – Customer Facilities Fee  
\$1,370.35 – Total Sewer Costs

\$500.00 – Traffic signal escrow (explained below)  
\$1,870.35 – Total projected fees

We believe that this is significant and could be used in the marketing of the property because connection and open space fees in the surrounding areas can run as high as \$10,000 per lot.

Depending on the traffic generated by the entire Valley View development, the township may require the installation of a traffic signal. We will not know this until all of the lots, commercial and residential, are built out. An escrow of \$500.00 per unit will be collected to cover the residential portion of the signal, in the event that it is required. If the signal is not required, the escrow would be returned to the development purchaser.



## B & J EXCAVATING, INC.

June 07, 2012

All County Partnership  
2500 East High Street  
Suite 610  
Pottstown, PA 19464  
ATTN: Mr. Jim Reading

**RE: Valley View Lot 8**

Valley Township  
Chester County, PA

Dear Mr. Reading,

We are pleased to offer the following allowance price for the construction of the proposed site improvements for the Valley View Lot 8 project phases 1, 2, and 3 located in Valley Township, Chester County, PA, as shown on the Commonwealth Engineers, Inc drawings, latest revision date of 03-20-12. Attached please find a list of our scope of work, our exclusions, and our qualifications.

Phase 1: \$705,000.00

Phase 2: \$427,000.00

Phase 3: \$820,000.00  
\$ 1,952,000

I am available to meet with you at your convenience to review this proposal. Please feel free to call Baird Garvin or myself if you have any questions. Thank you in advance for your kind considerations.

Sincerely,

Tom Babbony  
B & J Excavating, Inc.

Valley View Lot 8 Townhomes- Phase 1  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b>LAYOUT</b>			<b>\$16,620.00</b>
Layout	1	LS	
<b>ONSITE CLEARING</b>			<b>\$31,765.00</b>
Onsite Clearing	1	LS	
<b>SITE DEMOLITION</b>			<b>\$770.25</b>
Saw Cut	75	LF	
Curb Removal	75	LF	
<b>SOIL &amp; EROSION CONTROLS</b>			<b>\$29,895.16</b>
RCE	1	EA	
12" Silt Soxx	585	LF	
18" Silt Soxx	935	LF	
24" Silt Soxx	685	LF	
Orange Construction Fencing	4,060	LF	
Super Silt Fence Baffle Wall	168	LF	
Topsoil Stockpile Stabilization	1	LS	
Inlet Protection	10	EA	
<b>SWALE MATTING &amp; BASIN STABILIZATION</b>			<b>\$14,592.35</b>
N.A.G. C-125 Swale Matting With Stabilization	16,540	SF	
N.A.G. C-125 Sed Basin Matting With Stabilization	22,500	SF	
N.A.G. C-350 Emergency Spillway Matting	6,065	SF	
Sediment Basin Bottom Seeding	28,000	SF	

Valley View Lot 8 Townhomes- Phase 1  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b>SITE EARTHWORK</b>			<b>\$93,264.10</b>
<i>Detention Basin Earthwork</i>			
Strip and Stockpile Topsoil	2,460	CY	
Cut to Fill	4,120	CY	
Fill	10,725	CY	
Borrow From Main Site Cut	6,605	CY	
Respread Topsoil	1,240	CY	
Excess Stockpiled Topsoil- Owner's Responsibility	1,220	CY	
<i>Main Site Earthwork</i>			
Strip and Stockpile Topsoil	6,455	CY	
Cut	9,415	CY	
Fill	2,740	CY	
Excess Material Stockpiled	6,675	CY	
Excess Utility Waste Stockpiled	1,945	CY	
Respread Topsoil- Swale Region Only	535	CY	
Excess Stockpiled Topsoil- Owner's Responsibility	6,455	CY	
<i>Infiltration Area Earthwork</i>			
Excavate	1,740	CY	
Backfill	1,185	CY	
Excess Material	555	CY	
<b>SEGMENTAL BLOCK RETAINING WALL</b>			<b>\$23,415.00</b>
Segmental Block Retaining Wall	1	LS	
<b>SANITARY SEWER</b>			<b>\$247,121.39</b>
Tie-In Manhole #4	1	EA	
6" PVC Sanitary (10-12 vertical feet)	210	LF	
6" SDR-26 Forcemain Pipe	1,140	LF	
8" PVC Sanitary (6-8 vertical feet)	918	LF	
8" PVC Sanitary (8-10 vertical feet)	266	LF	
8" PVC Sanitary (10-12 vertical feet)	255	LF	
8" PVC Sanitary (12-14 vertical feet)	416	LF	
8" PVC Sanitary (14-16 vertical feet)	143	LF	
Drop Sanitary Manhole	1	EA	
Sanitary Manhole	14	EA	
6" Forcemain Bends	10	EA	
PH 1 4" SDR Lateral	15	EA	
PH 2 4" SDR Lateral	42	EA	
Sanitary Sewer Testing	1	LS	
<b>*Excludes video testing</b>			

Valley View Lot 8 Townhomes- Phase 1  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b>STORM SEWER</b>			<b>\$120,974.73</b>
R-5 Rip Rap Outlet Protection	51	TN	
Sandbag Cofferdam and Bypass Pump	1	EA	
18" RCP (0-6 vertical feet)	303	LF	
18" RCP (6-8 vertical feet)	162	LF	
18" RCP (8-10 vertical feet)	273	LF	
24" RCP (8-10 vertical feet)	421	LF	
36" RCP (8-10 vertical feet)	579	LF	
Type 'C' Inlet	4	EA	
Type 'M' Inlet	6	EA	
Outlet Structure	1	EA	
Anti- Seep Collar	2	EA	
Storm Manhole	3	EA	
End Wall With Child Safety Gate	4	EA	
6" Faireloth Skimmer Device	1	EA	
<b>INFILTRATION BED #1-3</b>			<b>\$33,208.84</b>
<i>Infiltration Bed #1</i>			
18" Perf. H.D.P.E. Infiltration Bed	1	LS	
<i>Infiltration Bed #2</i>			
18" Perf. H.D.P.E. Infiltration Bed	1	LS	
<i>Infiltration Bed #3</i>			
18" Perf. H.D.P.E. Infiltration Bed	1	LS	
<b>ONSITE WATER</b>			<b>\$40,670.98</b>
8" CL 52 DIP	365	LF	
12" x 12" x 8" Tee	1	EA	
8" Gate Valve	1	EA	
8" 22-1/2" Bend	1	EA	
8" x 2" Blow Off Assembly	1	EA	
1-1/2" KU Copper Laterals	15	EA	
Thrust Blocks	5	EA	
Onsite Water Testing	1	LS	

Valley View Lot 8 Townhomes- Phase I  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b>18" SITE CONCRETE CURB</b>			<b>\$14,971.25</b>
18" Site Concrete Curb	1,015	LF	
<b>SITE PAVING- BINDER COURSE ONLY</b>			<b>\$37,730.95</b>
Fine Grade	2,095	SY	
8" 3A Modified	2,095	SY	
2-1/2" 19mm Superpave Base Course	2,095	SY	
<b>TOTALS</b>			<b>\$705,000.00</b>
<b>ADD-ALTERNATE INTERIOR STRIPING &amp; HANDICAPPED SIGNAGE</b>			<b>\$700.00</b>
Interior Striping & Handicapped Signage	1	LS	
<b>ADD-ALTERNATE WEARING COURSE</b>			<b>\$18,407.00</b>
Sweep and Tac	2,095	SY	
1-1/2" 9.5mm Superpave Wearing	2,095	SY	
Seal	1,090	LF	
<b>ADD-ALTERNATE- SEDIMENT BASIN RECONFIGURATION ALLOWANCE</b>			<b>\$8,805.00</b>
Basin Bottom Excavation- Riser Removal	320	CY	
Super Silt Fence Baffle Wall	161	LF	
Import and Place Compost Soil	320	CY	

*\* Seed, Mulch, Plantings By Others*

Valley View Lot 8 Townhomes- Phase 2  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b>LAYOUT</b>			<b>\$10,680.00</b>
Layout	1	LS	
<b>ONSITE CLEARING</b>			<b>\$23,100.00</b>
Onsite Clearing	1	LS	
<b>SITE DEMOLITION</b>			<b>\$1,587.80</b>
Saw Cut	170	LF	
Curb Removal	170	LF	
<b>SOIL &amp; EROSION CONTROLS</b>			<b>\$7,462.10</b>
RCE	1	EA	
12" Silt Soxx	540	LF	
Orange Construction Fencing	230	LF	
Topsoil Stockpile Stabilization	1	LS	
Inlet Protection	14	EA	
<b>SITE EARTHWORK</b>			<b>\$53,225.09</b>
Strip and Stockpile Topsoil	7,245	CY	
Cut	9,580	CY	
Fill	9,705	CY	
Borrow From Onsite Stockpile	125	CY	
Excess Stockpiled Topsoil- Owner's Responsibility	7,245	CY	
Pad Grading	1	LS	

Valley View Lot 8 Townhomes- Phase 2  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b>STORM SEWER</b>			<b>\$57,523.51</b>
18" RCP (0-6 vertical feet)	1,093	LF	
Type 'C' Inlet	13	EA	
Yard Drain	1	EA	
<b>ONSITE WATER</b>			<b>\$145,523.00</b>
12" CL 52 DIP	260	LF	
8" CL 52 DIP	880	LF	
6" CL 52 DIP	20	LF	
12" 22-1/2" Bend	1	EA	
12" Gate Valve	1	EA	
12" x 12" x 8" x 8" Cross	1	EA	
12" x 2" Blow Off Assembly	1	EA	
12" Cap	1	EA	
8" Gate Valve	2	EA	
8" 45 Bend	1	EA	
8" 11-1/4 Bend	2	EA	
8" x 8" x 6" Tee	1	EA	
8" Cap	1	EA	
6" Gate Valve	1	EA	
Fire Hydrant	1	EA	
1 KU Copper Lateral To Pump Station	1	EA	
1-1/2" KU Copper Laterals	42	EA	
Thrust Blocks	13	EA	
Onsite Water Testing	1	LS	
<b>18" SITE CONCRETE CURB</b>			<b>\$35,326.25</b>
18" Site Concrete Curb	2,395	LF	



Valley View Lot 8 Townhomes- Phase 2  
 Sitework Proposal  
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June 07, 2012

Description	Quantity	Unit	Subtotals
<b><i>SITE PAVING- BINDER COURSE ONLY</i></b>			<b>\$92,572.25</b>
Fine Grade	5,305	SY	
8" 3A Modified	5,305	SY	
2-1/2" 19mm Superpave Base Course	5,305	SY	
<b><i>TOTALS</i></b>			<b>\$427,000.00</b>
<b><i>ADD-ALTERNATE INTERIOR STRIPING &amp; HANDICAPPED SIGNAGE</i></b>			<b>\$2,814.00</b>
Interior Striping & Handicapped Signage	1	LS	
<b><i>ADD-ALTERNATE WEARING COURSE</i></b>			<b>\$44,329.95</b>
Sweep and Tac	5,305	SY	
1-1/2" 9.5mm Superpave Wearing	5,305	SY	
Seal	2,565	LF	

Valley View Lot 8 Townhomes- Phase 3  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b>LAYOUT</b>			<b>\$17,430.00</b>
Layout	1	LS	
<b>ONSITE CLEARING</b>			<b>\$25,988.00</b>
Onsite Clearing	1	LS	
<b>SITE DEMOLITION</b>			<b>\$760.00</b>
Saw Cut	380	LF	
<b>SOIL &amp; EROSION CONTROLS</b>			<b>\$37,717.35</b>
RCE	1	EA	
24" Silt Soxx	2,035	LF	
Orange Construction Fencing	4,805	LF	
Topsoil Stockpile Stabilization	1	LS	
Rock Filter	2	EA	
Inlet Protection	24	EA	
<b>SWALE MATTING &amp; BASIN STABILIZATION</b>			<b>\$3,184.20</b>
N.A.G. C-125 Swale Matting With Stabilization	11,700	SF	
N.A.G. C-350 Emergency Spillway Matting	685	SF	

Valley View Lot 8 Townhomes- Phase 3  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b>SITE EARTHWORK</b>			<b>\$92,452.25</b>
Strip and Stockpile Topsoil	12,170	CY	
Cut	8,645	CY	
Fill	17,010	CY	
Borrow From Onsite Stockpile	8,365	CY	
Excess Utility Waste Stockpiled	3,100	CY	
Respread Topsoil- Swale Region Only	925	CY	
Excess Stockpiled Topsoil- Owner's Responsibility	11,245	CY	
<i>Infiltration Area Earthwork</i>			
Excavate	940	CY	
Backfill	600	CY	
Excess Material	340	CY	
<b>SANITARY SEWER</b>			<b>\$187,476.51</b>
Saw Cut	390	LF	
8" PVC Sanitary (6-8 vertical feet)	1,028	LF	
8" PVC Sanitary (8-10 vertical feet)	315	LF	
8" PVC Sanitary (10-12 vertical feet)	295	LF	
Drop Sanitary Manhole	1	EA	
Sanitary Manhole	9	EA	
Individual Home Sewer Lots	2	EA	
4" Sanitary Sewer Laterals	58	EA	
Sanitary Sewer Testing	1	LS	
<b>STORM SEWER</b>			<b>\$126,967.53</b>
Saw Cut	100	LF	
18" RCP (0-6 vertical feet)	303	LF	
18" RCP (6-8 vertical feet)	162	LF	
18" RCP (8-10 vertical feet)	273	LF	
24" RCP (8-10 vertical feet)	421	LF	
36" RCP (8-10 vertical feet)	579	LF	
Type 'C' Inlet	12	EA	
Type 'M' Inlet	9	EA	
Yard Drain	1	EA	
Temporary Patch	18	SY	

Valley View Lot 8 Townhomes- Phase 3  
 Sitework Proposal  
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 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b><i>WETLAND BERM</i></b>			<b>\$8,192.10</b>
R-4 Rip Rap Outlet Protection	10	TN	
N.A.G. C-350 Emergency Spillway Matting	650	SF	
8" H.D.P.E. and Flapper Gate	30	LF	
Concrete Level Spreader	40	LF	
Amended Soil Excavation& Placement	180	CY	
<b><i>INFILTRATION BED #1-3</i></b>			<b>\$26,432.39</b>
<b><i>Infiltration Bed #4</i></b>			
18" Perf. H.D.P.E. Infiltration Bed	1	LS	
<b><i>Infiltration Bed #6</i></b>			
18" Perf. H.D.P.E. Infiltration Bed	1	LS	
R-3 Rip Rap Outlet Protection	2	TN	
R-4 Rip Rap Outlet Protection	3	TN	
Type 'M' Inlet	1	EA	
<b><i>Infiltration Bed #7</i></b>			
18" Perf. H.D.P.E. Infiltration Bed	1	LS	
Type 'M' Inlet	1	EA	

Valley View Lot 8 Townhomes- Phase 3  
 Sitework Proposal  
 Budget Price  
 Valley & Sadsbury Townships  
 Chester County, PA

June 07, 2012

Description	Quantity	Unit	Subtotals
<b><i>ONSITE WATER</i></b>			<b>\$165,620.56</b>
Saw Cut	35	LF	
8" CL 52 DIP	1,305	LF	
6" CL 52 DIP	20	LF	
8" x 8" x 6" Tee	1	EA	
8" Gate Valve	1	EA	
8" 22-1/2" Bend	4	EA	
8" Relief Valve	1	EA	
8" x 2" Blow Off Assembly	1	EA	
8" Cap	1	EA	
6" Gate Valve	1	EA	
Fire Hydrant	1	EA	
1-1/2" KU Copper Laterals	58	EA	
1-1/2" KU Copper Laterals- Individual Lateral	2	EA	
Thrust Blocks	10	EA	
Onsite Water Testing	1	LS	
Offsite Stabilization	6,000	SF	
Temporary Patch Pave	14	SY	
<b><i>18" SITE CONCRETE CURB</i></b>			<b>\$44,323.75</b>
18" Site Concrete Curb	3,005	LF	
<b><i>SITE PAVING- BINDER COURSE ONLY</i></b>			<b>\$83,455.36</b>
Boxout	228	SY	
Fine Grade	4,550	SY	
8" 3A Modified	4,550	SY	
2-1/2" 19mm Superpave Base Course	4,550	SY	
<b>TOTALS</b>			<b>\$820,000.00</b>

Valley View Lot 8 Townhomes- Phase 3  
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 Chester County, PA

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Description	Quantity	Unit	Subtotals
<b><i>ADD-ALTERNATE WEARING COURSE</i></b>			<b>\$40,180.00</b>
Sweep and Tac	4,550	SY	
1-1/2" 9.5mm Superpave Wearing	4,550	SY	
Seal	3,150	LF	
<b><i>ADD-ALTERNATE INTERIOR STRIPING &amp; HANDICAPPED SIGNAGE</i></b>			<b>\$3,850.00</b>
Interior Striping & Handicapped Signage	1	LS	



## B & J EXCAVATING, INC.

### Valley View Lot 8- Phase 1 & 3

June 07, 2012

#### **GENERAL PROPOSAL NOTES:**

1. Due to the preliminary nature of the project, all pricing must be considered budgetary.
2. Prices may be adjusted following a preconstruction meeting with the owner, Chester County Soils Conservation District personnel and representatives of all overseeing authorities.
3. **Due to the continuing rise in the cost of fuel, a fuel surcharge will be added at any time during the course of the project.**
4. B&J Excavating, Inc. anticipates having complete access to the site at all times.
5. Rock, water and unsuitable soils will be handled as an extra. This includes any costs associated with:
  - A. Rock- drilling, blasting, splitting, extra handling, removal and replacement and lost production time.
  - B. Water-pumping, removal or replacement of wet or unsuitable soils, silt bags, additional erosion controls and post production time.
6. Unsuitable soils- removal or replacement, special treating, special handling, aerating, disking, plowing, additives, and lost production time. This includes any rock or rocky material that the inspecting engineer says cannot be used for fill material.
7. Due to the continuous fluctuations in pricing for all construction materials the material pricing is good only for *thirty days* from the date of this proposal.
8. Due to the continuing rise in the cost of fuel, a fuel surcharge will be added at any time during the course of the project.
9. Depending on the time frame of construction, a fuel, labor, and material escalator will be assessed at the time of construction.
10. Due to the daily fluctuations in the price of asphalt paving materials, the price of blacktop will be adjusted at the time of installation, based on the daily current price of blacktop. Any price changes will affect materials only. Asphalt price based on current index of \$643.00.
11. B&J Excavating, Inc. will install and maintain, while on the project only those erosion control items specifically listed in the proposal and shown on the drawings. Any additional erosion control work will be handled as an extra.
12. Indemnification for environmental contamination: The owner and or contractor shall defend and hold harmless B & J Excavating Inc., its officers, employees, agents, both past and present against all costs, claims, fines, penalties, suits, liabilities, clean up costs and attorneys fees incurred in defending or responding in any way to any claim or alleged claim arising from or related to, in whole or part, any suspected or actual hazardous waste contamination at, under or adjacent to or otherwise connected with the project site.
13. It is assumed that all engineering and design is in compliance with the Americans with Disabilities Act and all other overseeing agencies. Any field changes that may be required will be handled on a time and material basis.
14. B&J Excavating, Inc. will not be held responsible for damage done to existing roadways in and around the jobsite.
15. B&J Excavating will not be held responsible for any delays associated with the approvals of submittals, permitting, escrow, etc.



## B & J EXCAVATING, INC.

### Valley View Lot 8- Phase 1 & 3

June 07, 2012

16. Asphalt price based on the current index of \$643.00.
17. **Townhouse Pad: Tuckunder:** Townhomes will be graded to a point five-foot outside building footprint to the garage floor elevation then sloped 2:1 to the proposed daylight elevations.
18. **Townhouse Pad: Walkout.** Townhomes will be graded five-foot below finished floor for the upper half of the pad then slope to walkout elevation to the rear of the pad.
19. **Townhouse Pad: Standard With Basement:** Townhomes will be graded to a point five foot below finished floor.
20. Full depth stone backfill for sanitary sewer only under proposed and existing asphalt.
21. All excess B&J Utility spoils will remain onsite.
22. 4" SDR-35 PVC laterals will be installed to the proposed right of way and will be capped.
23. 1-1/2" KU water laterals will be installed to proposed right of way and be capped.

#### **GENERAL PROPOSAL EXCLUSIONS:**

1. Licenses, permits, bonds, utility connection applicants, or inspection fees.
2. Liquidated damages.
3. Geotechnical consulting engineer, testing, and lab services.
4. Landscape plantings, trees, sod installation, site watering.
5. Temporary and or permanent site stabilization unless otherwise noted.
6. Lighting improvements.
7. Basement excavation.
8. Basketball amenities.
9. Tot lot and playground construction.
10. Handling of basement excavation spoils.
11. Import or export of existing onsite topsoil.
12. On-lot final grading & topsoil respread of all areas other than basin and swale locations.
13. All work associated with the temporary and permanent pump station.
14. Gazebo, picnic tables.
15. Mulch/ wood chip trail.
16. Site fencing and gates.
17. Roof drain piping.
18. Fine grading, installation and backfill of concrete sidewalk, concrete pads, concrete islands, staircases, integral curb and sidewalk, trash enclosures, and transformer pad.
19. Guiderail.
20. Relocation of existing utilities.
21. Footings, excavation, backfill, foundation drains, stone under building slab.
22. Site bollards.
23. Sanitary sewer cleanouts.
24. Stone backfill for proposed storms sewer piping.
25. Site direction signage.
26. Survey and repair of all existing curb.





## B & J EXCAVATING, INC.

### Valley View Lot 8- Phase 1 & 3

June 07, 2012

27. No repair of existing sanitary, storm, and water utilities.
28. Temporary facilities including construction trailer.
29. Wetland mitigation and layout of wetland delineation line.
30. Percolation testing.
31. Erosion controls beyond those shown on the drawings.
32. Handling and removal of excess material generated by others.
33. Removal or relocation of existing utilities unless otherwise noted.
34. Removal, transportation on site of or mitigation of any material, which may in any way defined as hazardous.
35. Costs of additional mobilizations or start up costs that are beyond the control of B & J Excavating Inc.
36. Repair of curb, paving, or sidewalk damaged by others.
37. Watchmen, temporary fencing or any suspected security measures.
38. Any additional items that may be required by overseeing authorities at the time of construction that are not indicated on the plans.

#### Site Drawings:

Commonwealth Engineers, Inc  
Drawings: Sheet #1-#26  
Original Set: April 15, 2011