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Shaping the World We Live In...

Exhibit "A"

Date: 1/27/2011

To: Bentley Communities	Contact: Doug Knox
Address: 1595 Paoli Pike	Phone: 610-430-3700
West Chester, PA 19380	Fax: 610-430-3228
Project Name: Culbertson Village (Eastern Quadrent)(Phase # 1)(Revised)	Bid Number: CL-1-11-2
Project Location: West Bradywine Twp., Chester County	Bid Date: 1/27/2011
Engineer: D.L. Howell & Associates, Inc.	Estimator: Chris Leister

Price is based on plans dated 1/20/2004, last revised 2/11/2008

<u>A Clear & Grub</u>	\$6,250.00
<u>B Sediment & Erosion</u>	\$27,271.77
<u>C Sediment Trap # 2</u>	\$14,445.12
<u>D (Sediment Trap # 1)(Basin # 3)</u>	\$15,934.01
<u>E Basin # 3 (Permanent)</u>	\$5,385.91
<u>F Basin # 1</u>	\$61,619.05
<u>G Temporary Basin # 2 (With Swale)</u>	\$42,624.89
<u>H Basin # 2 (Intermediate)</u>	\$13,860.44
<u>I Basin # 4 (Permanent)</u>	\$10,058.56
<u>J Earthwork (Roadway)</u>	\$20,007.64
<u>K Earthwork (Lots)</u>	\$165,303.34
<u>L Sanitary Sewer</u>	\$289,571.37
<u>M Storm Sewer</u>	\$116,938.46
<u>N Waterline</u>	\$81,958.52
<u>O Roadway</u>	\$122,138.06
<u>P Penndot Widening</u>	\$50,968.29
<u>Q Construction Survey</u>	\$31,925.00

Total Bid Price: \$1,076,260.43

SCOPE OF WORK

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
A Clear & Grub					
1130	Clear & Grub	1.00	LS	\$6,250.00	\$6,250.00
Total Price for above A Clear & Grub Items:					\$6,250.00
B Sediment & Erosion					
2025	Silt Fence(18")	2,040.00	LF	\$1.30	\$2,652.00
2026	Super Silt Fence	1,540.00	LF	\$7.14	\$10,995.60
2300	Orange Construction Fence	350.00	LF	\$1.63	\$570.50
2050	Stone Filters	10.00	EACH	\$125.00	\$1,250.00
2075	Construction Entrance	2.00	EACH	\$1,610.00	\$3,220.00
2100	Inlet Protection	19.00	EACH	\$77.05	\$1,463.95
9635	Asphalt Berms	170.00	LF	\$3.88	\$659.60
9656	Seed & Straw Mulch & Tack (temp)(Top Soil Piles)	30,000.00	SF	\$0.05	\$1,500.00
2225	Erosion Control Blanket(Curlex)(R.O.W.)	1,716.00	SF	\$0.16	\$274.56
2125	Temporary Swale # 1	924.00	SY	\$2.21	\$2,042.04
2126	Permanent Swale # 3	512.00	SY	\$2.21	\$1,131.52
2175	Diversion Berm	7,200.00	SF	\$0.21	\$1,512.00
Total Price for above B Sediment & Erosion Items:					\$27,271.77
C Sediment Trap # 2					
4026	Strip Topsoil (Sediment Trap # 2)	509.00	CY	\$1.83	\$931.47
4051	Cut (Sediment Trap # 2)	36.00	CY	\$2.08	\$74.88
4076	Fill (Sediment Trap # 2)	719.00	CY	\$3.44	\$2,473.36
3025	Core Cut & Fill (Sediment Trap # 2)	250.00	CY	\$4.85	\$1,212.50
3075	Temporary Riser (Sediment Trap # 2)	1.00	EACH	\$1,300.00	\$1,300.00
6081	Outflow Pipe (Sediment Trap # 2)(15" CMP)	20.00	LF	\$31.68	\$633.60
3100	Anti-Seep Collar (Sediment Trap # 2)	2.00	EACH	\$965.00	\$1,930.00
6572	Flared End Section (Sediment Trap # 2)	1.00	EACH	\$345.00	\$345.00
6641	Rip Rap (Sediment Trap # 2)	15.00	TON	\$30.23	\$453.45
3225	Spillway (Sediment Trap # 2)	8.00	SY	\$136.34	\$1,090.72
4151	Respread Topsoil (Sediment Trap # 2)	2,277.00	SY	\$0.78	\$1,776.06
4179	Seed & Straw Mulch & Tack (perm) (Sediment Trap # 2)	20,493.00	SF	\$0.08	\$1,639.44
3020	Erosion Control Blanket(Curlex)(Sediment Trap # 2)	3,654.00	SF	\$0.16	\$584.64
Total Price for above C Sediment Trap # 2 Items:					\$14,445.12
D (Sediment Trap # 1)(Basin # 3)					
4026	Strip Topsoil (Sediment Trap # 1)(Basin # 3)	383.00	CY	\$1.80	\$689.40
4051	Cut (Sediment Trap # 1)(Basin # 3)	130.00	CY	\$2.08	\$270.40
4076	Fill (Sediment Trap # 1)(Basin # 3)	300.00	CY	\$3.44	\$1,032.00
3025	Core Cut & Fill (Sediment Trap # 1)(Basin # 3)	223.00	CY	\$4.85	\$1,081.55
3075	Temporary Riser (Sediment Trap # 1)(Basin # 3)	1.00	EACH	\$1,375.00	\$1,375.00
3050	Outlet Structure (Sediment Trap # 1)(Basin # 3)	1.00	EACH	\$3,335.00	\$3,335.00
6081	Outflow Pipe (Sediment Trap # 1)(Basin # 3)(12" RCP)	37.00	LF	\$44.87	\$1,660.19
3100	Anti-Seep Collar (Sediment Trap # 1)(Basin # 3)	1.00	EACH	\$620.00	\$620.00
6571	D-W Endwall (Sediment Trap # 1)(Basin # 3)	1.00	EACH	\$1,885.00	\$1,885.00
3225	Spillway (Sediment Trap # 1)(Curlex)(Basin # 3)	392.00	SF	\$0.19	\$74.48
6641	Rip Rap (Sediment Trap # 1)(Basin # 3)	25.00	TON	\$30.23	\$755.75
4151	Respread Topsoil (Sediment Trap # 1)(Basin # 3)	1,714.00	SY	\$0.78	\$1,336.92
4179	Seed & Straw Mulch & Tack (perm) (Sediment Trap # 1)(Basin # 3)	15,421.00	SF	\$0.08	\$1,233.68
3020	Erosion Control Blanket(Curlex)(Sediment Trap # 1)(Basin # 3)	3,654.00	SF	\$0.16	\$584.64
Total Price for above D (Sediment Trap # 1)(Basin # 3) Items:					\$15,934.01
E Basin # 3 (Permanent)					
4026	Strip Topsoil (Basin # 3)(Permanent)	238.00	CY	\$1.71	\$406.98
4051	Cut (Basin # 3)(Permanent)	145.00	CY	\$2.08	\$301.60
4076	Fill (Basin # 3)(Permanent)	221.00	CY	\$6.15	\$1,359.15
4177	Grade (Basin # 3)(Permanent)	1,854.00	SY	\$0.29	\$537.66
4151	Respread Topsoil (Basin # 3)(Permanent)	1,854.00	SY	\$0.78	\$1,446.12

SCOPE OF WORK

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
4179	Seed & Straw Mulch & Tack (perm) (Basin # 3)(Permanent)	16,680.00	SF	\$0.08	\$1,334.40
Total Price for above E Basin # 3 (Permanent) Items:					\$5,385.91
<u>F Basin # 1</u>					
4026	Strip Topsoil (Basin # 1)	1,457.00	CY	\$1.80	\$2,622.60
4051	Cut (Basin # 1)	318.00	CY	\$2.08	\$661.44
4051	Cut Export To Eastern Quadrant (Basin # 1)	10,321.00	CY	\$2.62	\$27,041.02
4076	Fill (Basin # 1)	318.00	CY	\$1.00	\$318.00
3025	Core Cut & Fill (Basin # 1)	223.00	CY	\$4.85	\$1,081.55
3075	Temporary Riser (Basin # 1)	1.00	EACH	\$720.00	\$720.00
3050	Outlet Structure (Basin # 1)	1.00	EACH	\$2,935.00	\$2,935.00
6081	Outflow Pipe (Basin # 1)(30" RCP)	62.00	LF	\$51.57	\$3,197.34
3100	Anti-Seep Collar (Basin # 1)	2.00	EACH	\$796.16	\$1,592.32
3225	Spillway (Basin # 1)Curlex	1,570.00	SF	\$0.19	\$298.30
3200	Baffle Wall (Super Silt Fence)(Basin # 1)	200.00	LF	\$15.19	\$3,038.00
4151	Respread Topsoil (Basin # 1)	6,522.00	SY	\$0.78	\$5,087.16
4179	Seed & Straw Mulch & Tack (perm) (Basin # 1)	58,703.00	SF	\$0.08	\$4,696.24
3020	Erosion Control Blanket(Curlex) (Basin # 1)	52,063.00	SF	\$0.16	\$8,330.08
Total Price for above F Basin # 1 Items:					\$61,619.05
<u>G Temporary Basin # 2 (With Swale)</u>					
4026	Strip Topsoil (Temporary Basin 2)(with Swale)	1,297.00	CY	\$1.80	\$2,334.60
4051	Cut (Temporary Basin 2)(with Swale)	2,402.00	CY	\$1.92	\$4,611.84
4076	Fill (Temporary Basin 2)(with Swale)	1,384.00	CY	\$1.00	\$1,384.00
4177	Grade (Temporary Basin 2)(with Swale)	5,809.00	SY	\$0.29	\$1,684.61
3025	Core Cut & Fill (Temporary Basin 2)(with Swale)	362.00	CY	\$4.85	\$1,755.70
3075	Temporary Riser (Temporary Basin 2)(with Swale)	1.00	EACH	\$714.57	\$714.57
3050	Outlet Structure (Temporary Basin 2)(with Swale)	1.00	EACH	\$3,980.00	\$3,980.00
6081	Outflow Pipe(27" RCP)(Temporary Basin 2)(with Swale)	40.00	LF	\$54.05	\$2,162.00
3100	Anti-Seep Collar (Temporary Basin 2)(with Swale)	2.00	EACH	\$1,290.00	\$2,580.00
6571	D-W Endwall (Temporary Basin 2)(with Swale)	1.00	EACH	\$1,775.00	\$1,775.00
6641	Rip Rap (Temporary Basin 2)(with Swale)	25.00	TON	\$30.23	\$755.75
3225	Spillway (Temporary Basin 2)(with Swale)(Curlex)	1,857.00	SF	\$0.16	\$297.12
3200	Baffle Wall (Super Silt Fence) (Temporary Basin 2)(with Swale)	170.00	LF	\$31.50	\$5,355.00
4151	Respread Topsoil (Temporary Basin 2)(with Swale)	5,809.00	SY	\$0.78	\$4,531.02
4179	Seed & Straw Mulch & Tack (perm) (Temporary Basin 2)(with Swale)	52,284.00	SF	\$0.08	\$4,182.72
3020	Erosion Control Blanket (Temporary Basin 2)(with Swale)(Curlex)	28,256.00	SF	\$0.16	\$4,520.96
Total Price for above G Temporary Basin # 2 (With Swale) Items:					\$42,624.89
<u>H Basin # 2 (Intermediate)</u>					
4026	Strip Topsoil (Temporary Basin 2)(Intermediate)	907.00	CY	\$1.80	\$1,632.60
4051	Cut (Temporary Basin 2)(Intermediate)	656.00	CY	\$2.08	\$1,364.48
4076	Fill (Temporary Basin 2)(Intermediate)	1,469.00	CY	\$0.87	\$1,278.03
4177	Grade (Temporary Basin 2)(Intermediate)	4,063.00	SY	\$0.29	\$1,178.27
4151	Respread Topsoil (Temporary Basin 2)(Intermediate)	4,063.00	SY	\$0.78	\$3,169.14
4179	Seed & Straw Mulch & Tack (perm) (Temporary Basin 2)(Intermediate)	37,562.00	SF	\$0.08	\$3,004.96
3020	Erosion Control Blanket (Temporary Basin 2)(Intermediate)(Curlex)	13,956.00	SF	\$0.16	\$2,232.96
Total Price for above H Basin # 2 (Intermediate) Items:					\$13,860.44
<u>I Basin # 4 (Permanent)</u>					
4026	Strip Topsoil (Basin 4 Permanent)	196.00	CY	\$1.71	\$335.16
4076	Fill (Basin 4 Permanent)	493.00	CY	\$5.27	\$2,598.11
4177	Grade (Basin 4 Permanent)	875.00	SY	\$0.29	\$253.75
4450	Remove Existing Temporary Riser & Baffle Wall (Basin #	1.00	EACH	\$1,865.00	\$1,865.00

SCOPE OF WORK

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	4 Permanent)				
6805	Infiltration Bed (Basin # 4 Permanent)	1.00	EACH	\$2,435.00	\$2,435.00
4151	Respread Topsoil (Basin 4 Permanent)	875.00	SY	\$0.78	\$682.50
4179	Seed & Straw Mulch & Tack (perm) (Basin 4 Permanent)	7,871.00	SF	\$0.08	\$629.68
3020	Erosion Control Blanket (Basin 4 Permanent)	7,871.00	SF	\$0.16	\$1,259.36
Total Price for above I Basin # 4 (Permanent) Items:					\$10,058.56
<u>J Earthwork (Roadway)</u>					
4025	Strip Topsoil (Roadway)	1,735.00	CY	\$1.80	\$3,123.00
4050	Cut (Roadway)	241.00	CY	\$2.08	\$501.28
4075	Fill & Compact (Roadway)	11,286.00	CY	\$1.00	\$11,286.00
4175	Grade Site (Roadway)	7,736.00	SY	\$0.16	\$1,237.76
4150	Respread Topsoil (Roadway)	3,258.00	SY	\$0.75	\$2,443.50
9524	Seed & Straw Mulch & Tack (temp) (Roadway)	28,322.00	SF	\$0.05	\$1,416.10
Total Price for above J Earthwork (Roadway) Items:					\$20,007.64
<u>K Earthwork (Lots)</u>					
4025	Strip Topsoil (Lots)	5,053.00	CY	\$1.80	\$9,095.40
4050	Cut (Lots)	726.00	CY	\$2.08	\$1,510.08
4078	Fill Import (Lots)(From Phase 2)	23,246.00	CY	\$2.89	\$67,180.94
4075	Fill & Compact (Lots)	34,568.00	CY	\$1.22	\$42,172.96
4175	Grade Site (Lots)	22,625.00	SY	\$0.29	\$6,561.25
4150	Temporary Respread Topsoil (Lots)	22,625.00	SY	\$0.86	\$19,457.50
9524	Seed & Straw Mulch & Tack (temp) (Lots)	203,625.00	SF	\$0.05	\$10,181.25
4041	Excavate Retaining Wall	289.00	SF	\$1.26	\$364.14
4420	Retaining Wall	289.00	SF	\$30.38	\$8,779.82
Total Price for above K Earthwork (Lots) Items:					\$165,303.34
<u>L Sanitary Sewer</u>					
5025	8" Sdr-35 Main	260.00	LF	\$18.31	\$4,760.60
5000	10" Sdr-35 Main	378.00	LF	\$19.77	\$7,473.06
7100	10" DIP Class 52 (Cement Lined)	1,347.00	LF	\$50.68	\$68,265.96
7100	10" DIP Class 52 (Cement Lined)	458.00	LF	\$65.79	\$30,131.82
5250	6" SDR-35 Lateral	42.00	EACH	\$965.55	\$40,553.10
5352	Cleanouts	42.00	EACH	\$327.09	\$13,737.78
5100	Sanitary Manhole	19.00	EACH	\$3,060.00	\$58,140.00
5150	Drop Manhole	21.00	VF	\$115.00	\$2,415.00
5400	Concrete Encasement	50.00	LF	\$45.79	\$2,289.50
2500	Stream Crossing	1.00	EACH	\$2,825.00	\$2,825.00
6180	15" SCH 80 Casing Under Driveway	25.00	LF	\$34.77	\$869.25
5200	Test Lines	20.00	EACH	\$100.00	\$2,000.00
5175	Test Manholes	19.00	EACH	\$100.00	\$1,900.00
9153	Stone Envelope - Sanitary	1,562.00	TON	\$12.60	\$19,681.20
9126	Stone Backfill - Sanitary	2,883.00	TON	\$10.46	\$30,156.18
9353	Sawcut - Sanitary	28.00	LF	\$0.84	\$23.52
9401	Paving Restoration - Sanitary	11.00	SY	\$85.37	\$939.07
9412	ROW Rest - Sanitary	3,311.00	SY	\$1.03	\$3,410.33
Total Price for above L Sanitary Sewer Items:					\$289,571.37
<u>M Storm Sewer</u>					
6230	30" CMP (Temporary)	272.00	LF	\$33.31	\$9,060.32
6590	Flared End Section(Temporary)	1.00	EACH	\$582.29	\$582.29
6640	Rip Rap (Temporary)	20.00	TON	\$28.51	\$570.20
6020	15" RCP	245.00	LF	\$36.22	\$8,873.90
6030	18" RCP	157.00	LF	\$37.25	\$5,848.25
6050	24" RCP	520.00	LF	\$45.52	\$23,670.40
6060	27" RCP	154.00	LF	\$58.68	\$9,036.72
6070	30" RCP	35.00	LF	\$60.10	\$2,103.50
6610	Inlet (C)	9.00	EACH	\$2,040.00	\$18,360.00

SCOPE OF WORK

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
6611	Inlet (C) Modified	4.00	EACH	\$2,975.00	\$11,900.00
6615	Inlet (C) Double	1.00	EACH	\$3,670.00	\$3,670.00
6620	Inlet (M)	2.00	EACH	\$2,135.00	\$4,270.00
6600	Storm Manhole	2.00	EACH	\$3,405.00	\$6,810.00
6570	D-W Endwall	1.00	EACH	\$2,530.00	\$2,530.00
6640	Rip Rap	22.00	TON	\$29.84	\$656.48
9152	Stone Envelope - Storm	714.00	TON	\$12.60	\$8,996.40
Total Price for above M Storm Sewer Items:					\$116,938.46
<u>N Waterline</u>					
7050	6" DIP Class 52	10.00	LF	\$32.79	\$327.90
7075	8" DIP Class 52	1,010.00	LF	\$36.04	\$36,400.40
7075	Route 322 Crossing	1.00	LS	\$4,120.00	\$4,120.00
7375	6" Valve	1.00	EACH	\$950.00	\$950.00
7400	8" Valve	2.00	EACH	\$1,310.00	\$2,620.00
7250	8" Fitting	12.00	EACH	\$325.00	\$3,900.00
7675	Blow Off Valve	1.00	EACH	\$945.00	\$945.00
7700	Fire Hydrant	1.00	EACH	\$3,080.00	\$3,080.00
7750	1" Water Services	20.00	EACH	\$850.00	\$17,000.00
7850	Test	1,020.00	LF	\$0.46	\$469.20
7875	Chlorination Valve	1.00	EACH	\$480.00	\$480.00
7951	Tie In - Water	1.00	EACH	\$1,140.00	\$1,140.00
7975	Thrust Blocks	15.00	EACH	\$90.00	\$1,350.00
5400	Concrete Encasement	50.00	LF	\$45.79	\$2,289.50
9352	Sawcut - Water	320.00	LF	\$0.84	\$268.80
9127	Stone Backfill - Water	98.00	TON	\$10.46	\$1,025.08
9403	Paving Restoration - Water	48.00	SY	\$84.43	\$4,052.64
9627	Traffic Control - Water	2.00	DY	\$770.00	\$1,540.00
Total Price for above N Waterline Items:					\$81,958.52
<u>O Roadway</u>					
8050	Grade And Place Stone For Curb	1,603.00	LF	\$3.37	\$5,402.11
8070	Roll Curb	1,603.00	LF	\$14.08	\$22,570.24
8025	Finegrade & Compact	2,529.00	SY	\$0.90	\$2,276.10
8102	Stone Base - 2A Mod 6"	2,529.00	SY	\$4.67	\$11,810.43
8150	BCBC 6"	2,529.00	SY	\$21.72	\$54,929.88
8201	Wearing 1.5"	2,529.00	SY	\$7.50	\$18,967.50
8180	Tac Coat	2,529.00	SY	\$0.20	\$505.80
8200	Winterize Manholes & Inlets (Install & Remove)	20.00	EACH	\$148.80	\$2,976.00
8300	Line Painting	1.00	LS	\$2,700.00	\$2,700.00
Total Price for above O Roadway Items:					\$122,138.06
<u>P PennDOT Widening</u>					
8051	Grade For Curb - PennDOT	129.00	LF	\$1.37	\$176.73
8076	Curb - PennDOT	129.00	LF	\$12.99	\$1,675.71
4053	Cut - PennDOT	290.00	CY	\$5.65	\$1,638.50
4176	Grade - PennDOT	571.00	SY	\$1.82	\$1,039.22
8100	Stone Base 8" 2-A Modified- PennDOT	571.00	SY	\$6.40	\$3,654.40
8153	BCBC 6" Superpave - PennDOT	548.00	SY	\$25.79	\$14,132.92
8178	Binder 2" Superpave - PennDOT	548.00	SY	\$10.58	\$5,797.84
8203	Wearing 1-1/2" Superpave - PennDOT	596.00	SY	\$9.33	\$5,560.68
8226	Curb & Joint Seal - PennDOT	581.00	LF	\$0.41	\$238.21
9630	Traffic Control - PennDOT	4.00	DY	\$780.00	\$3,120.00
8185	Tac Coat - PennDOT	596.00	SY	\$0.20	\$119.20
8277	Milling - PennDOT	432.00	LF	\$5.35	\$2,311.20
8325	Guide Rail Budget	220.00	LF	\$50.64	\$11,140.80
9355	Saw Cut - PennDOT	432.00	LF	\$0.84	\$362.88
Total Price for above P PennDOT Widening Items:					\$50,968.29

SCOPE OF WORK

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Q Construction Survey					
9100	Construction Stakeout	1.00	LS	\$31,925.00	\$31,925.00
Total Price for above Q Construction Survey Items:					\$31,925.00
Total Bid Price:					\$1,076,260.43

Notes:

- SCOPE CLARIFICATIONS/ EXCLUSIONS:
- BONDING/PERMITS: Bonding and permits excluded.
- RETAINAGE: No retainage will be withheld.
- PREVAILING WAGES: Prevailing wages excluded.
- BACKCHARGES: Contractor requires 48 hours notice via E-mail or in writing, to the responsible Contractor representative, that the Owner intends to execute a backcharge against monies owed to Contractor in regard to any workmanship issue or situation. Contractor reserves the right to review, respond and remedy workmanship- related matters prior to any backcharges. Contractor will not be responsible for any costs incurred by the Owner or others, if proper notification is not forwarded to Contractor.
- Should rock be encountered, the following charges will apply: Trench Rock - \$40 per CY; Bulk Rock - \$30 per CY; Rippable Rock - \$15 per CY; Unblastable Rock - \$250 per CY. Rock less than 50 CY per day or which needs to be hand drilled will be billed on a time and material basis. Rock within fifty (50) feet of any existing gas main or utility with blasting restrictions will be removed by mechanical means at Contractor's published time and material rates.
- CONSTRUCTION STAKEOUT:
- Owner is responsible for establishing all pertinent property lines and providing control points.
- As-built plans excluded.
- CLEARING & GRUBBING/DEMOLITION:
- Demolition excluded.
- Removal of items such as batteries, tires, paint, railroad ties, trash, asbestos, underground storage tanks, etc. is not included in quote.
- Price does not cover removal of existing septic system, unused heating oil, or capping of existing wells.
- SEDIMENT & EROSION CONTROL:
- If contractor has installed sediment and erosion control measures in accordance with the contract, and damages occur as a result of weather conditions (washouts, silt/dirt on roads, etc), such cleanup, restoration, and/or repairs will be treated as extra work and will be subject to an additional charge.
- When sediment and erosion controls are included in the contract scope of work, removal of sediment and erosion structures (like silt fence or temporary sediment traps/basins) or desilting/reseeding of basins is not included and will be subject to extra charge if Contractor is engaged to perform such additional work.
- Removal of construction fence excluded.
- Temporary berms excluded.
- Hay bale barriers excluded.
- Desilting of ponds, sediment traps and basins excluded during construction and at end of project.
- Sediment ponds, sediment traps and basins only as shown on plans.
- Contractor will grade and seed one time only.
- EARTHWORK:
- Building areas will be rough graded at 1.5' below finish floor.
- Stone base for buildings excluded.
- Footer/pier excavation and backfill excluded.
- Stripping and replacing of topsoil from borrow or spoil areas excluded.
- Export of material off site excluded.
- All excess material to be stockpiled on site.
- All stockpile locations per direction of the Owner.
- Rehandling of stockpiled material excluded.
- Handling of spoils generated by others excluded.
- Handling of unsuitable material excluded.
- Handling of hazardous material excluded.
- Handling of surface/buried trash or debris excluded.

- Topsoil in excess of 12" in depth is considered unsuitable material.
- Soil testing excluded, per the Pennsylvania Clean Fill Policy.
- Compaction testing excluded.
- Sinkhole repair excluded.
- DEFINITION OF EXTRA WORK: Only excavation classified as dry earth is included in the contract. Rock excavation, granite, quicksand, sinkholes, water conditions, and unsuitable and unstable soils are not included in the contract price and will be treated as
- RETAINING WALL: Certain assumptions regarding soil properties have been made in order to generate this proposal. It is Contractor's belief that these assumptions are responsible and reflect properties of soils commonly found in the area. Soil assumptions are as follows: (1) internal friction angle of 30 degrees; and (2) soil weight of 120 pcf. Quantity estimates are based on general engineering design principles without consideration to global stability. Actual quantity estimates will be determined and a global stability analysis will be performed as part of the final retaining wall design, provided sufficient subsurface information is provided to Contractor so that a global stability analysis can be performed. Final geogrid quantities, in particular, may change significantly from initial quantity estimates based on the results of the global stability analysis.
- SANITARY SEWER:
 - Full-depth stone backfill excluded.
 - Video testing excluded.
 - Stone envelope for sewer main/laterals per plans.
 - Sanitary sewer laterals to within 5' of building. Sanitary sewer house traps excluded.
 - Poured concrete pipe encasements only as shown on plans.
 - An additional charge may be made if a licensed plumber is required for the installation of any pipe.
- STORM SEWER:
 - Full-depth stone backfill excluded.
 - Roof drain installation excluded.
 - Cleaning of inlets excluded.
 - Flushing of storm pipe excluded.
 - Poured concrete pipe encasements only as shown on plans.
- WATER LINE:
 - Stone envelop for water line excluded.
 - Full-depth stone backfill excluded.
 - Water services to right-of-way line only.
 - Fire hydrant locator/signage excluded.
 - Cathodic protection excluded.
 - Filling of water mains other than direct water main tie-in will be subject to additional charges.
 - Poured concrete pipe encasements only as shown on plans.
 - An additional charge may be made if a licensed plumber is required for the installation of any pipe.
- CURBING/SIDEWALK:
 - Curb seal excluded.
 - Sidewalks excluded.
 - Excavation for sidewalks excluded.
 - Backfill for sidewalks excluded.
 - Stone base under sidewalks excluded.
 - Concrete curing agents and sealants excluded.
 - Cold weather protection and/or additives excluded.
- ROADWAY/PAVING:
 - Contractor reserves the right to adjust pricing for all asphalt material increases.
 - Current asphalt paving index is \$365 per liquid ton.
 - Stone prime coat excluded.
 - Binder/BCBC base repairs for wearing course installation excluded.
 - Roadway cleaning excluded.
 - Petromat excluded.
 - Traffic signalization excluded.

- Traffic/street signs excluded.
- When paving base and wearing course are not completed in the same move-in, there will be extra costs associated with cleaning, repairs, and tack coat. If the wearing course is not installed in the same paving season, contractor will re-price the wearing course to update labor, equipment and material pricing.
- TRENCHING:
- Conduit installation excluded.
- Electrical/gas trenching excluded.
- Road crossings excluded.
- Fence and guide rail behind fence excluded.
- Sewer pump station excluded.
- Boulder wall excluded.
- Berm reinforcement Mat excluded.
- All prices quoted herein are subject to renegotiation or change after thirty (30) days from the date of this proposal. All subsequent contracts are subject to B.E.I.'s approval and acceptance of customer's financing, credit arrangements and payment terms. Prices quoted assume that B.E.I. will be able to begin work in a reasonable time frame and to complete the work once it has begun, without interruptions or delays. Work is to progress in a timely manner after initial start-up. Should interruptions or delays occur after work has begun, B.E.I. reserves the right to renegotiate the prices contained in our proposal agreement. When a specific schedule is to be incorporated, that schedule must be pre-approved by B.E.I. and the customer and a copy of the mutually agreeable schedule must be attached hereto. Final pricing is subject to B.E.I.'s review of final plans.
- IF THIS PROPOSAL IS ACCEPTABLE, CONTRACTOR WILL EXECUTE A CONTRACT.