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Shaping the World We Live in...

Exhibit "A"

Date: 1/27/2011

To: Bentley Communities	Contact: Brown Vincent
Address: 1595 Paoli Pike West Chester, PA 19380	Phone: 610-430-3700 Fax: 610-430-3228
Project Name: Culbertson Village (Eastern Quadrent)(Phase # 2)(Revised)	Bid Number: CL-1-11-3
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>T Waterline</u>	\$41,923.51
<u>V Roadway</u>	\$67,112.14
<u>Y Construction Survey</u>	\$3,780.00
Total Bid Price:	<u>\$112,815.65</u>

SCOPE OF WORK

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
T Waterline					
7050	6" DIP Class 52	8.00	LF	\$32.65	\$261.20
7075	8" DIP Class 52	435.00	LF	\$35.86	\$15,599.10
7375	6" Valve	1.00	EACH	\$950.00	\$950.00
7250	8" Fitting	5.00	EACH	\$375.00	\$1,875.00
7675	Blow Off Valve	1.00	EACH	\$940.00	\$940.00
7700	Fire Hydrant	1.00	EACH	\$2,950.00	\$2,950.00
7750	1" Water Services	22.00	EACH	\$755.00	\$16,610.00
7850	Test	443.00	LF	\$0.47	\$208.21
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	7.00	EACH	\$130.00	\$910.00
Total Price for above T Waterline Items:					\$41,923.51
V Roadway					
8050	Grade For Curb	1,020.00	LF	\$1.11	\$1,132.20
8070	Roll Curb	1,020.00	LF	\$14.93	\$15,228.60
8025	Finegrade & Compact	1,378.00	SY	\$0.90	\$1,240.20
8102	Stone Base - 2A Mod 6"	1,378.00	SY	\$4.40	\$6,063.20
8150	BCBC 6"	1,378.00	SY	\$21.67	\$29,861.26
8201	Wearing 1.5"	1,378.00	SY	\$7.67	\$10,569.26
8180	Tac Coat	1,378.00	SY	\$0.39	\$537.42
8200	Winterize Manholes & Inlets (Install & Remove)	9.00	EACH	\$150.00	\$1,350.00
8300	Line Painting	1.00	LS	\$1,130.00	\$1,130.00
Total Price for above V Roadway Items:					\$67,112.14
Y Construction Survey					
9100	Construction Stakeout	1.00	LS	\$3,780.00	\$3,780.00
Total Price for above Y Construction Survey Items:					\$3,780.00
Total Bid Price:					\$112,815.65

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:
 - 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 \$368 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.