



Abaris Realty, Inc.

7811 Montrose Road, Suite 110, Potomac, MD 20854
301-468-8919 • Fax: 301-468-0983
Web Site: www.abarisrealty.com

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September 16, 2024

Wayne Hosking
Construction Systems Group, Inc.
whosking@csgengineer.com

**RE: Structural Evaluation of Bridges Approval
Tanyard Springs**

Dear Wayne:

The Board of Directors at the above-referenced community has voted to accept your proposal to perform a full structural evaluation of the two walking bridges in the community, as outlined in the proposal.

Attached is the signed copy for your records. Please let me know if you have questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shireen Ambush'.

Shireen Ambush, PCAM
Community Manager

CC: Board of Directors



September 3, 2024

Ms. Shireen Ambush, CMCA,
Abaris Realty, Inc.
7811 Montrose Road
Suite 110
Potomac, MD 20854

**Re: Tanyard Springs HOA, 6920 Heritage Crossing, Glen Burnie, Maryland
Proposal: Pedestrian Bridge Present Condition Survey**

Dear Ms. Ambush,

Pursuant to our recent discussions, we propose to furnish all labor, material, and equipment, unless otherwise specified, necessary for the completion of the referenced project. All work shall be performed under the direction of a Professional engineer licensed in the State of Maryland.

I. BACKGROUND

The Tanyard Springs HOA has two pedestrian bridges that cross over surface water in common areas of the HOA property. The bridges were installed in 2012, and drawings are unavailable from the HOA. Name plates on the bridges identify the manufacturer as Echo Bridge of Elmira, New York. Internet research suggests that Echo Bridge is no longer in business. The bridges appear to be prefabricated of steel with wood decks. The deck boards have decomposed, leaving holes in the walking surface at select locations. Structural steel below the decks shows heavy corrosion in some locations. HOA Management has closed the bridges to use and would like to undertake a rehabilitation project for the bridges.

II. SCOPE OF WORK

- Review available documentation concerning the pedestrian bridge history, such as maintenance files or other records.
- Perform a visual survey of the bridge from the ground and decks. Prior to the visual survey, Management shall coordinate cutting of brush around the bridges to facilitate access to the undersides.
- Engage and coordinate a subcontractor to perform investigative demolition in sample locations to expose the as-built construction of the deck and quantify the extent of structural steel loss to corrosion. It is assumed that sections of deck that are removed will not be re-installed, but rather temporarily covered. As such, at the conclusion of this study, it may be necessary to provide more robust barricades to keep pedestrian traffic off of these bridges.
- Prepare a brief letter report documenting the findings and recommendations, specifically addressing the “repair or replace” issue. Recommendations will include associated cost estimates.

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Corporate Office • 1451 Dolley Madison Boulevard • Suite 300 • McLean • Virginia 22101
Maryland Office • 8821 Endless Ocean Way • Columbia • Maryland 21045
Phone 703-917-0055 • Fax 703-917.0464 • Email CSG@csgengineer.com • Web www.csgengineer.com

III. FEE SCHEDULE

All work in accordance with the above scope to be in accordance with the schedule provided below.

- Pedestrian bridge present condition survey for the sum of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00).
- The cost for a subcontractor to provide investigative demolition is Two Thousand Five Hundred and 00/100 Dollars per day (\$2,500.00). We estimate that one day will be required.
- Work determined to be beyond the scope of this agreement shall be billed at the currently prevailing billing rates of Three Hundred and 00/100 Dollars (\$300.00) per hour for Principal/Partner; Two Hundred Seventy-Five and 00/100 Dollars (\$275.00) per hour for Senior Engineer; Two Hundred Fifty and 00/100 Dollars (\$250.00) per hour for Project Engineer/Senior Project Manager; Two Hundred Twenty and 00/100 Dollars (\$220.00) per hour for Project Manager; and One Hundred Fifty and 00/100 Dollars (\$150.00) per hour for Technician.
- The costs of plan reproductions, couriers, mileage, and other direct costs shall be considered reimbursable expenses and passed through to the Owner with a fifteen percent (15%) administrative fee.

IV. TERMS OF AGREEMENT

In accordance with the terms and conditions of the Agreement, the Owner will be invoiced on a monthly basis for services provided during the previous month. Payment of the invoice is due within thirty (30) days of date of invoice. If payment is not received within thirty (30) days, a finance charge of 1% per month (12% APR) will be added to the outstanding balance.

It is further agreed that in the event suit is filed to enforce overdue payments under this agreement, we shall be reimbursed for all court costs and reasonable attorneys' fees.

Acceptance of this Agreement will be valid anytime within thirty (30) days from the date of this letter. If the above proposal meets with your approval, please sign and return to this office. We look forward to working with you on this Project.

ACCEPTED:

BY: 

TITLE: Property Manager

DATE: 9/16/24

RESPECTFULLY SUBMITTED BY:
CONSTRUCTION SYSTEMS GROUP, INC.

BY: Patrick Murphy
Patrick Murphy, P.E.
Senior Engineer / Partner

Wayne Hosking
Wayne Hosking
Vice President

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