



June 4, 2020

Mr. Arman Patala, CMCA, AMS
Abaris Realty, Inc.
7811 Montrose Road, Suite 110
Potomac, MD 20854

Re: Tanyard Springs HOA, Sithean Way, Glen Burnie, Maryland
Proposal: Sinkhole Evaluation

Dear Mr. Patala,

Pursuant to our recent site visit at the captioned property, 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 was developed in the 2011/2012 timeframe. This office visited the community on June 4th, 2020. Plats for the community have been provided by the HOA's management company. Civil drawings and site plans are not available from Ownership/Management.

There are two sinkholes emerging in the asphalt drive lane on Sithean Way, in the general vicinity of the address: 1003 Sithean Way. Roads in the community are reported to be private (common elements). The sinkholes are located in close proximity to two manholes. The manhole covers indicate that they serve stormwater and sanitary sewer lines.

II. SCOPE OF WORK

A. Preliminary Phase

- Work with Anne Arundel County to obtain copies of the As-Built Water and Sewer drawings for the relevant area of the subdivision.
- Review the drawings to optimize location(s) and to estimate probable depth of the exploratory excavation.
- Coordinate utility marking.
- Meet a qualified excavation contractor at the site to review existing conditions and describe the project scope. Solicit a Time & Material proposal from the contractor, based on the estimated excavation size, equipment required, and restoration requirements.

Engineering • Construction Management • Moisture Protection

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- Telephonically review the proposal with the Community Manager.
- Upon approval of the Community Manager/Board, engage the Contractor to excavate within paved areas in the vicinity of observed subsidence.

B. Invasive Phase

- Direct the Contractor's excavation to identify the source / cause of the sinkhole formation.
- Develop a solution and coordinate its implementation.

III. FEE SCHEDULE

All work in accordance with the above scope to be billed at the rates provided below.

- Engineering fees for this scope of work shall be billed hourly at the rates provided below. We estimate that costs for the Preliminary Phase at Three Thousand and 00/100 Dollars (\$3,000.00). At this time we are unable to estimate costs for the Invasive Phase.
- Estimated costs for a Subcontractor will be provided upon receipt of a proposal and prior to engagement. When approved, these costs will be passed through to the HOA as a direct cost.
- Work determined to be beyond the scope of this agreement shall be billed at a rate of Two Hundred Thirty-Five and 00/100 Dollars (\$235.00) per hour for Principal; Two Hundred Fifteen and 00/100 Dollars (\$215.00) per hour for Sr. Engineer; One Hundred Ninety and 00/100 Dollars (\$190.00) per hour for Project Engineer; One Hundred Sixty-Five and 00/100 (\$165.00) per hour for Senior Project Manager; One Hundred Forty and 00/100 Dollars (\$140.00) per hour for Project Manager; and One Hundred Twenty-Five and 00/100 Dollars (\$125.00) per hour for Technician.
- The costs of plan reproductions, photographs, couriers, mileage, etc., shall be considered reimbursable expenses and be passed through to the Owner with a ten percent (10%) administrative fee.

IV. TERMS OF AGREEMENT

In accordance with the terms and conditions of this 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 after the end of any billing period, a finance charge of 1.0% per month (12% APR) will be added to the outstanding balance.

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It is further agreed that in the event that 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: Tanyard Springs HOA, Board President

DATE: 6/13/20

RESPECTFULLY SUBMITTED;
Construction Systems Group, Inc.

BY: Michael Chadwell
Michael Chadwell, P.E.
Senior Structural Engineer

Wayne F. Hosking
Wayne F. Hosking
Vice President