



LA TERRA
Homes

REDEVELOPMENT PROPOSAL FOR
DEPARTMENT OF PUBLIC WORKS

935 SPA ROAD

A PUBLIC PRIVATE PARTNERSHIP

Background

Tom Baum, through his tenure as a Partner at The Bozzuto Group, has been an active contributor in the revitalization efforts of the West Street corridor inside of Westgate Circle to Church Circle. Beginning in 2009, Tom has focused on improving and enhancing the West Street corridor, completing the Uptown at Murray Hill project at Southgate and West Street in 2013, which has significantly enhanced the livability of the corridor and supports the commercial growth occurring there. Subsequently, while still at Bozzuto, Tom pursued two additional residential developments along the West Street corridor, including a 23 unit residential condominium – West 141, located across from the Loews hotel, and the 18-unit West End Row townhome community located across from the Westin Hotel. Both of these projects are currently under construction by Bozzuto.

In November, 2018, Tom Baum left The Bozzuto Group and formed LaTerra Homes to continue his focus on infill development opportunities. LaTerra Homes is founded on the belief that towns and cities offer the greatest opportunity to accommodate our growing populous in a manner that maximizes quality of life, enhances sense of community, and celebrates cultural diversity. Our work focuses on strengthening our communities from within, creating great places that are walkable, sustainable, and which elevate our environment. It is with that conviction that we are pleased to offer this proposal for the re-development of the Spa Road Public Works location into a new neighborhood in Annapolis, which will become a strategic centerpiece for offering the pathway for a truly connected City of Neighborhoods.



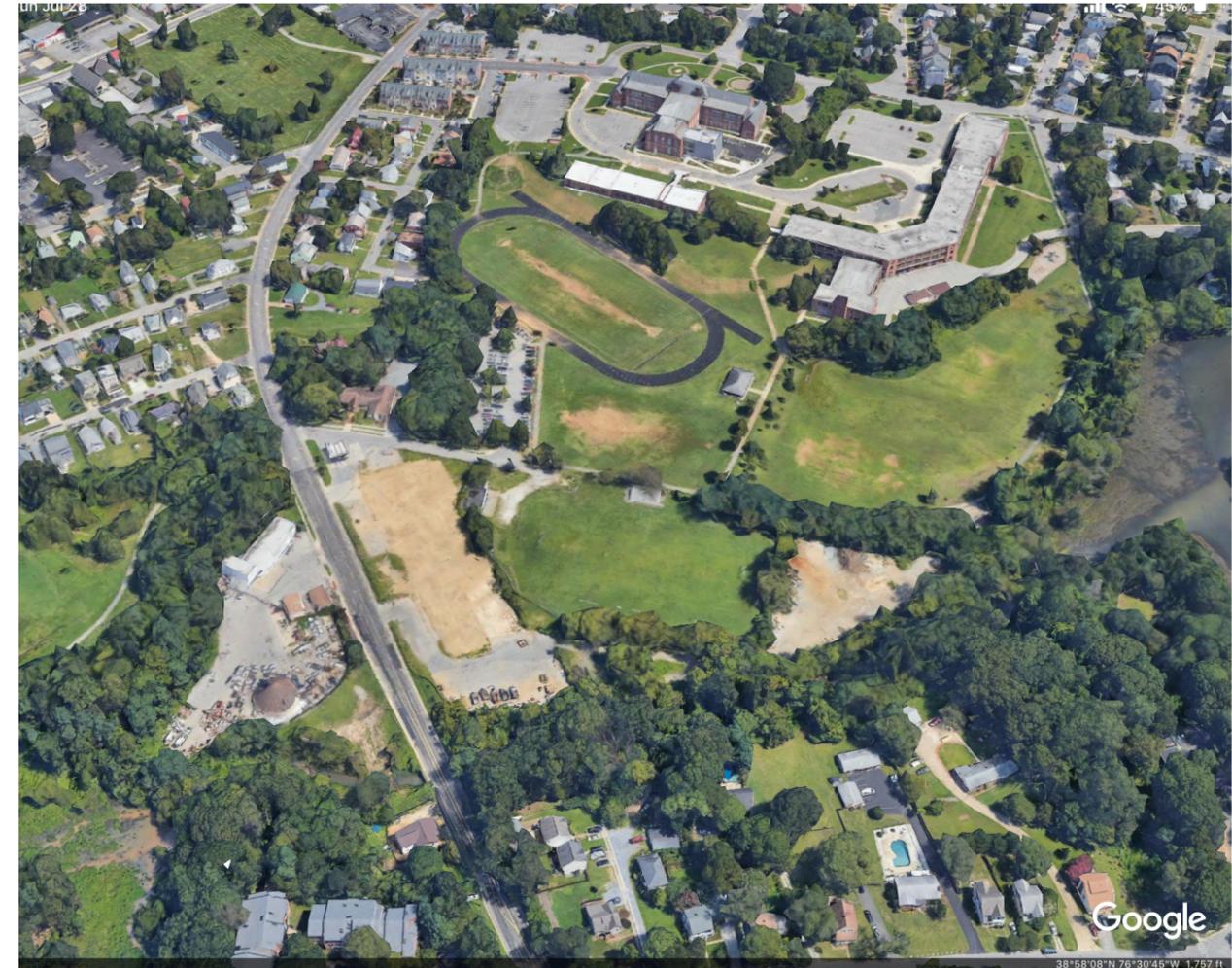
Uptown Murray Hill, West Street, Annapolis

LaTerra has heard local politicians and community leaders speak of the lost opportunity to develop an important infill site on Spa Road, which is currently proposed to be the redeveloped home for the Department of Public Works. Indeed, this current eyesore stands at a key southern entryway into the City, located on the grounds of Maryland Hall and connected to the West Street Arts District. The Spa Road DPW Site consists of approximately 8.25 acres on the East side of Spa Road, and approximately 3.75 acres in multiple parcels on the West side of Spa Road.

For years the City has pursued alternative locations that might free up the redevelopment potential for this location. Most recently, the City lost out on an opportunity to acquire the Evening Capital Site off Moreland Parkway, but as needs have not waned and alternative locations seemingly unavailable, the City has had no choice but to propose reconstruction of the failing buildings.

LaTerra has been presented the opportunity to acquire 1701 Forest Drive, an assemblage of four parcels totaling approximately 3.59 acres and is zoned Residential. Governmental uses (ie the Dept of Public Works), are allowable by Special Exception, which is the same condition as for 935 Spa Road.

LaTerra strongly believes there are compelling reasons for the City to locate the Department of Public Works to the 1701 Forest Drive location, which would consequently free up the Spa Road property as a redevelopment site. LaTerra Homes is proposing a public private partnership to strategically develop both parcels in such a manner that maximizes the benefits to the community, addresses the goals of the City's current and future needs, establishes a gateway entrance to Annapolis, and lays the significant groundwork for a truly pedestrian/ bicycle oriented interconnected City. By doing so, funds would be made available to reconstruct two athletic fields, as well as relocating



935 Spa Road DPW Annapolis

and upgrading the current Weems Whalen Field, onto the adjacent Anne Arundel County School Board property. Finally, and perhaps most importantly, the proposed re-development plan will eliminate over 3 acres of existing asphalt, which currently has little to no storm water management quality or quantity controls. **It is important to note that these 3 acres of existing asphalt would remain untreated for stormwater management in the current Public Works reconstruction plan.** We believe the positive impact on the community and for the City creates an opportunity that merits further investigation.

A New Neighborhood

935 Spa Road (the east side of DPW) will be designed as a new community containing a variety of housing types, including smaller sized one bedroom attached homes, duplex units, and single-family homes, integrated into a new Annapolis neighborhood. This new community will be designed to fit in with the charm of Annapolis, and endeavor to capture those attributes that make Annapolis a great place to live: walkability, inter-community connections, opportunities for neighbors to be neighbors, with architecture that doesn't mimic, but rather creates an aesthetic that is complementary to the varied and classic architectural styles of Annapolis.

Providing approximately 20% of the units as attached 1 Bedroom homes, as well as a mixture of Duplex and Single family homes, assures that a diversity of housing needs are satisfied. The smaller homes will be attractive to couples just starting out, seniors who may want to live independently but near their family, or anyone just wanting a more affordable option for housing.

A stand-alone option is also proposed as a second phase for the City to consider, which is the opportunity to provide for an affordable housing community, to be located on the West side of the Spa Road Property. Serving as the Gateway to the West Street Arts District, this community will serve the affordable housing needs of our visual and performing artists, and provide for much needed public amenities including gallery and performance space, un-programmed community space, and potentially a home for the Annapolis Film Festival or other live arts use. This development could include a creative adaptive re-use of the existing salt dome, re-purposed into a unique film screening auditorium or performance space. The



*Housing Typology
935 Spa Road*

community would be funded through the federal Low-Income Housing Tax Credit (LIHTC) program. The amenities offered by this new affordable housing community, coupled with the pedestrian trail system, will offer direct access to needed community space for camps, educational programs, and exposure to the cultural arts.



SPA RD PROPERTY

CITY OF ANNAPOLIS MARYLAND | JULY 2019



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 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
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 784 Columbia Gateway Drive - Suite 300 - Columbia, MD 21046
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LA TERRA
homes

Preliminary Concept Site Plan - 935 Spa Road



THE AC
3 BED
3.5 BATH

THE DC
1 BED
1 BATH



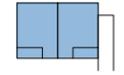
THE NF
3 BED
2.5 BATH



THE B
3 BED
2.5 BATH



THE 4SS
4 BED
2.5 BATH

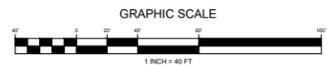


THE B-PLEX
3 BED
2.5 BATH



SPA RD PROPERTY

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A Connected City

A new pedestrian/bike trail will commence at the intersection of the existing Murray Hill and Silopanna trails, extending along the headwaters of Spa Creek, allowing for the first time pedestrian public access to this beautiful stretch of Spa Creek where it is merely 10 feet in width and surrounded by a wooded backdrop. This trail will lead to a proposed grade separated pedestrian bridge over Spa Road, to be located on the southernmost portion of the site. This trail will then continue on the West side of Spa Road and connect into the existing trail located alongside the Cal Ripken Sr. athletic fields located at the Wiley H. Bates Heritage Park. This creates the opportunity to continue the pedestrian pathway to Forest Drive, where it will be extended over Forest Drive via a bridge located at or near 1701 Forest Drive (DPW).



Proposed Bike/Pedestrian Bridge over Spa Road



Existing roadway to become site of proposed trail

View of Spa Creek headwaters at site of proposed trail

A Consolidated Home for DPW

The City will undertake the development of 1701 Forest Drive as the new home for DPW. All facilities would be consolidated onto one site, not bifurcated as is the case at Spa Road. Additionally, this facility will be state of the art, composed of entirely new facilities, which is not the case in the current Spa Road DPW plan.

The American Legion has expressed interest in working with the City to accommodate access to 1701 Forest Drive through an extension of Skippers Lane via the rearmost portion of the Legion Property. The Legion has unfunded improvement needs that will be benefited by the City's investment. High on the priority list for the Legion is the need to upgrade parking facilities, which could be potentially utilized as shared spaces between the City and Legion, will be a win-win for the Community. Also, the Legion currently has only one access point, a right in right out onto Forest Drive. This is particularly hazardous as many traffic movements include having to quickly cross all lanes of Forest Drive to access the U-turn capability at the Forest/Hilltop intersection. A rear Skipper's Lane extension will give the Legion access to the traffic light at South Cherry Grove Avenue.

Ingress and Egress for the DPW trucks could be accommodated through a fourth leg of the Hilltop/Forest Drive traffic light. This leg would only be activated by sensor when a truck was leaving the site, thus reducing the impact on Forest Drive. Additionally, this will eliminate DPW vehicles from accessing the site through South Cherry Grove Avenue.



1701 Forest Drive

Traffic Concepts has previously studied the potential addition of the fourth leg of this intersection at Forest Drive and Hilltop Lane for a higher density residential use and has determined that the level of service would not be degraded through such an addition. While a specific study would need to be evaluated for a DPW access, given that the majority of DPW traffic movements will occur during off-peak hours and limited only to DPW, the impacts to the intersection should be even less than the residential trip generation previously studied.



Conceptual Site Plan - Dept. of Public Works
1701 Forest Drive.



Widening sidewalks in selected locations can make important bicycle connections

Illustrative View of Proposed Bike/ Pedestrian Bridge 1701 Forest Drive

Community Benefits – 1701 Forest Drive

Clean up an existing eyesore vacant site along Forest Drive.

Create community connectivity to the neighborhoods located to the South of Forest Drive, connecting by uninterrupted pedestrian/bicycle pathway to the Boys and Girls Club/ Cal Ripken Sr athletic fields, Maryland Hall, and the proposed new athletic fields at the Spa Road site. Additionally, only one street crossing would be required (at West Street) to connect to new Anne Arundel County library.

Further goals of providing safe pedestrian access to Annapolis Middle School.

Provide Skipper's Lane extension to Provident Point property line, which is a Master Plan priority of connecting to Spa Road, providing an access way as a secondary relief from Forest Drive.

Clear up existing standing water and flooding issues at the rear of the property, a source of smells and mosquitoes that detract from the area.

Provide for desperately needed enhancements at the American Legion facility; parking resurfacing, roofing, Honor's Garden, and signage. Create a safe vehicular access for the American Legion through Skipper's Lane rather than the right in/ right out at Forest Drive.

Community Benefits - Spa Road

Grade separated Spa Creek bike/pedestrian trail connection to link east and west of Spa Road, as well as a bike/pedestrian trail connection over Forest Drive and linking to the communities south of Forest Drive. A truly connected One Annapolis!

Provides funding for, among other things, 3 new and/or reconstructed athletic fields greatly needed by the City.

A beautiful linear park along the wooded headwaters of Spa Creek.

Plan eliminates the fueling station (permanently) and salt storage from the Critical Area, and permanently removes over 3 acres of existing asphalt that would otherwise remain untreated for quality or quantity storm water management under the Public Works reconstruction plan.

Spa Road location becomes a Gateway entry to the West Street Arts District and City of Annapolis business district.

A new community along Spa Road will be a catalyst for enhancing property values and spurring re-investment into the community.

Places the 935 Spa Road community onto the tax rolls, with a minimum of \$500,000 in annual tax revenue for the City.

An option for the West side of Spa Road: to provide an affordable artist live/work housing community, including gallery space, offices for arts non-profits (ie West St Arts District, Annapolis Film Festival, etc.). (To be further outlined herein)

City's Needs Addressed

Provides for an integrated Department of Public Works on Forest Drive that offers numerous benefits:

Consolidate DPW onto one site that is not split by Spa Road. This condition is dangerous for the employees and is unchanged under the Public Works reconstruction plan. The existing facilities and parking would still be required on the West side of Spa Road, requiring workers to dash across Spa Road to get to the new facility. Money is not included in the reconstruction plan to upgrade the West side of Spa Road at all.

Eliminates the gas fueling station completely and utilizes the County facility on Jennifer Road (or alternative options).

Total redevelopment of the DPW site and not the partial redevelopment as contemplated by the proposed Public Works reconstruction plan. This allows for enhanced Stormwater Management in the Critical Area of Spa Creek.

Positively impacts the City's State and Federal requirements to upgrade stormwater management facilities in the City.

Removes 3 acres of existing asphalt that would remain untreated for stormwater management in the current Public Works reconstruction plan.

Add \$500,000.00 ++ annual tax revenue to the City.



Existing Materials Yard at 935 Spa Road would remain unimproved in Current Reconstruction Plan. Spa Creek is immediately adjacent to the left side of the photo. Please note storm drain inlet.

COMPARISON OF SPA ROAD RECONSTRUCTION PLAN TO 1701 FOREST DRIVE

	1701 FOREST DRIVE	SPA ROAD DPW RECONSTRUCTION
CONSOLIDATES PUBLIC WORKS ONTO ONE CONTIGUOUS LOCATION	✓	
UPGRADES ALL. PAVED AREAS TO CURRENT SWM REQUIREMENTS	✓	
ELIMINATES FUEL FACILITY ENTIRELY AND ELIMINATES UST FROM CRITICAL AREA	✓	
CREATES 80 NEW EMPLOYEE PARKING SPACES	✓	
CREATES 20 NEW DPW TRUCK GARAGE SPACES	✓	
REQUIRES EMPLOYEES TO CROSS SPA ROAD TO ACCESS VEHICLES		✓
CREATES 39 NEW EMPLOYEE VEHICLE SPACES		✓
CREATES 8 NEW DPW TRUCK GARAGE SPACES		✓
LEAVES 3 ACRES OF PAVEMENT IN CRITICAL AREA UNTREATED FOR SWM		✓
MAINTAIN FUEL FACILITY IN CRITICAL AREA		✓

Terms of Proposal

Through discussions with the City, and becoming abundantly clear at the Task Force kick-off presentation, time is of the essence for creating a new home for the employees of the Department of Public Works. This group has had to endure many years of working from sub-standard facilities, and the need to move forward rapidly should be a priority for us all. Of course, the difficulty is that this critical need of a department needs to be balanced with a City that is looking appropriately at long term goals and how to best grow a community with a vision of connectivity, improved recreation facilities, and furthering the concept of One Annapolis.

It is under this context that LaTerra Homes has constructed a proposal that can greatly diminish the timeframe by which DPW could gain a new home on Forest Drive. Rather than the previous concept by which DPW would be saddled with the longer-term approval process required by having to wait for the Spa Road Residential plan approvals, LaTerra Homes is proposing to de-couple the project to allow DPW Forest Drive to move forward independently of Spa Road. While this comes at greater risk to LaTerra on expeditiously acquiring its approvals, the obstacle that this linear process creates is untenable given the needs of DPW.

Therefore LaTerra proposes the following outline:

For 1701 Forest Drive Acquisition:

City enters into an agreement to acquire the rights to purchase 1701 Forest Drive from LaTerra Homes.

City conducts its due diligence under a Feasibility Period contemporaneously with the Task Force Study, to be completed by 12/31/2019. During this time frame City conducts necessary on-site studies, and applies for Special Exception Use to the Planning Board.

Subject to the results of the Study Period, Task Force recommendations, and Special Exception, City exits Study Period and settles on the Forest Drive property by 01/31/2020.

City processes its own building and grading permits and is then enabled to begin construction on Forest Drive on its own (expedited) schedule.

For 935 Spa Road Acquisition:

In consideration of the assignment of the Purchase and Sales Agreement for 1701 Forest Drive, LaTerra enters into a Purchase and Sales Agreement for 935 Spa Road from the City.

LaTerra begins its 120-day due diligence period commencing on 01/01/2020, provided City agrees to move forward on the Closing of 1701 Forest Drive.

Pending satisfactory results of the Feasibility, LaTerra moves forward through the typical City entitlement process, which in this circumstance would be a Residential Planned Unit Development process. There is also an additional option proposed that provides the City and ability to issue an RFP for the disposition of 935 Spa Road rather than as a sole source to LaTerra. In this circumstance LaTerra would need to compete for the Spa Road site amongst other offerers, and the City could therefore have verification of yielding the highest value for 935 Spa Road. Details of this option are further discussed in the outlines of terms and conditions.



The following Outline of Terms and Conditions is intended to outline the general terms of a proposed transaction between all Parties and shall not be legally binding upon either Party, but shall serve as the basis for the preparation of further agreements. This outline constitutes only a general statement of the terms of the proposed transaction and neither Party of the First, Second or Third shall have any liability in connection with the transaction described above until the execution of the formal agreements. Such agreements will contain other general and customary provisions typically found in agreements for the exchange/purchase/sale of property in the City of Annapolis. Any claims or disputes shall be governed under the laws of the State of Maryland, which shall have jurisdiction over the claim or dispute.

- 1. Party of the First Part:** City of Annapolis
160 Duke of Gloucester
Annapolis, MD 21401
- 2. Party of the second part:** Annapolis City Mayor and Alderman
160 Duke of Gloucester
Annapolis, MD 21401
- 3. Party of the third Part:** LaTerra Homes, Inc.
164 Conduit Street
Annapolis, MD 21401
Attn: Thomas A. Baum
- 4. RESIDENTIAL PROPERTY:** Two newly created land condominiums, defined within the following parcels:

Spa Road Condominium Land One: Parcel A, Tax ID: 02-06-0000-1407408 Parcel 859, to consist of a portion (to be defined) of the approximately 8.25 acres located along the East frontage of Spa Road.

Spa Road Condominium Land Two: Tax ID: UNK13491, Parcel 358, (Parcel B) and Tax ID: 02-06-0000-90091503 Parcel 62, (Parcel C), consisting of a portion (to be defined) of the approximately 3.75 acres along the West frontage of Spa Road.

These parcels are collectively referred to a "Spa Road Properties".
- 5. EXCHANGE PARCEL** **1701 Forest Drive, Annapolis MD:** 4 parcels totaling approximately 3.59 acres located at the lighted intersection of Forest Drive and Hilltop Lane, Map 51E, Block 23, in 4 Parcels: Parcel 1769, Parcel 1813, and two sites in Parcel 2355 - collectively referred to as "Future DPW Property".

6. AGREEMENT: LaTerra acknowledges the intention of the Party of the First and Second to relocate the Department of Public Works to 1701 Forest Drive, Annapolis, MD. Furthermore, LaTerra intends to obtain up to two land condominiums (dependent upon option selected) to be defined within the current Spa Road Properties for the proposed development of approximately fifty (50) market rate residential homes. The balance of the tract of land shall be retained by the City of Annapolis and utilized for a community pedestrian and bike trail (the "Park Property"). Parties of the First and Second are responsible for approvals for the Future DPW Property, including design, permitting and construction. Approvals for the residential development as well as design and permitting of such shall be that of LaTerra Homes.

Within thirty (30) calendar days after Parties of the First and Second Part ("City of Annapolis") acceptance of a formalized Letter of Intent, Party of the Third Part ("LaTerra") will present an Assignment of Contract for 1701 Forest Drive to the City of Annapolis, which shall contain other general and customary provisions typically found in such agreements for the exchange of real property in the City of Annapolis (the "Assignment of Contract"). Additionally, LaTerra will provide an Assignment for the Purchase and Sale Agreement for the acquisition of 935 Spa Road, which shall contain other general and customary provisions typically found in such agreements for the exchange of real property in the City of Annapolis (the "Purchase and Sale Agreement"). The parties shall have Thirty (30) calendar days from the date of acceptance of this letter to ratify these agreements, the date of which ratification shall be hereinafter referred to as the "Effective Date".

7. LAND VALUES:

SPA ROAD LAND CONDOMINIUM ONE (East Side only)
The Purchase Price for Spa Road Condominium Land One (East side of Spa) (the "Land Value") shall be **\$4,200,000.00**, conditioned on the following:

- 1) Non-appealable expedited approval by City of a Residential PUD for a residential project consisting of (50) market rate residential units (the "Residential Project"). Residential Land Value shall be adjusted pro-rata based on the final site plan approved unit count.
- 2) Inclusion of the Spa Road Properties into the West Street Arts District.
- 3) Issuance of all required approvals for the commencement of construction, including Building and Grading Permits.

OPTIONAL PHASE II PROPOSAL:

SPA ROAD LAND CONDOMINIUM TWO (West Side only)

The Purchase Price for Spa Road Condominium Land Two (West side of Spa) (the "Land Value") shall be **\$500,000.00**, conditioned on the following:

- 1) This Option would be phased to accommodate the continuing need by DPW to utilize the West side of Spa Road until completion of the Forest Drive facility.
- 2) Non-appealable expedited approval by City of a Residential PUD for an affordable LIHTC affordable housing community for visual and performing artists, including community facilities that could include public amenities including gallery and performance space, unprogrammed community space, and potentially a home for the Annapolis Film Festival or other live arts use. This development could include a creative adaptive re-use of the existing salt dome, re-purposed into a unique film screening auditorium or performance space. Residential Land Value shall be adjusted based on the final site plan approved unit count.
- 3) Inclusion of the Spa Road Properties into the West Street Arts District.
- 4) Issuance of all required approvals for the commencement of construction, including Building and Grading Permits, and receipt of federal Low-Income Housing Tax Credits.
- 5) The acceptance or rejection of this Option by the City is not conditioned on the other components of the proposed transaction.

The land value for the 1701 Forest Drive shall be as follows:

OPTION ONE: City enters into an agreement with LaTerra Homes for Spa Road Condominium Land One under the terms described herein. LaTerra. LaTerra agrees to an assignment of its Purchase and Sale Agreement with the City for total acquisition cost of **\$2,200,000.00** for 1701 Forest Drive.

OPTION TWO: City does not enter into an agreement with LaTerra Homes for Spa Road Condominium Land One, and instead opts to issue an RFP for the disposition of 935 Spa Road (the "Spa Road RFP"). Under this option LaTerra agrees to an assignment of its Purchase and Sale Agreement with the City for total acquisition cost of **\$2,400,000.00** for 1701 Forest Drive. With this Option City has no obligation to sell 935 Spa Road to LaTerra Homes.

9. Contingent Sale:

The Purchase of 1701 Forest Drive by the City is conditioned on a satisfactory outcome of a Feasibility Period that expires on 12/31/2019. During this time frame City conducts necessary on-site studies and applies for Special Exception Use to the Planning Board. Subject to the results of the Study Period, Task Force recommendations, and Special Exception, City exits the Feasibility Period and settles on the Forest Drive property by 01/31/2020.

The Purchase of Spa Road Condominium Land One by LaTerra Homes is conditioned upon a 120-day Feasibility Period commencing on 01/01/2020, provided City agrees to move forward on the Closing of 1701 Forest Drive. Subject to the results of the Feasibility Period, LaTerra processes the necessary approvals for the Residential development, including but not limited to a Residential PUD, Critical Area Approvals, and Building and Grading Permits. Closing will occur at issuance of all required Project Approvals necessary to proceed to construction of the project.

City Budget Summary Sources and Uses:

SOURCES:

Acquisition of Spa Road East side: \$4,200,000.

Optional Acquisition of Spa Road West side \$ 500,000.

Total Proceeds to City: \$4,700,000.

Less: Acquisition Cost of 1701 Forest Drive \$2,200,000.

TOTAL POTENTIAL NET PROCEEDS TO CITY: \$2,500,000
(includes Optional West Side Acquisition)

Additional Funding Sources:

State Grant awarded -earmarked for relocation of.
 Weems Whalen Field: (Speaker Busch) \$ 850,000.

Additional Funding by County, State & Federal grants **TBD.**

TOTAL IDENTIFIED SOURCES TO DATE: \$3,350,000.

USES:

Relocation of Weems Whalen Field, Upgrade
 and Reconstruct (2) existing fields \$1,000,000.

Pedestrian/Bike Pathway and Bridge
 At Spa Road (see budget) \$1,000,000.

Forest Drive Bike/Pedestrian Bridge
 and Pathway (Budget) \$2,000,000.

Acquisition of Right of Way and
 Legion Upgrades TBD.

Additional Costs to Construct DPW
 At 1701 Forest Drive TBD.

CONCEPTUAL SPA ROAD PEDESTRIAN BRIDGE BUDGET
(see attached quote from Contech - next page)

Item	Qty	UOM	\$/UOM	Tax	Total
60 Foot Creek Bridge - pressure treated decking	1	EA	40,000	2,400	42,400
186' Spa Road Bridge Span - metal pan for concrete	1	EA	345,000	20,700	365,700
Concrete Deck for Spa Road Bridge	1,860	SF	12		22,320
Foundation and Retaining Wall Engineering	1	LS	25,000		25,000
Retaining Walls	150	LF	400		60,000
Foundations	5	EA	25,000		125,000
Railing	100	LF	75		7,500
Grading	300	CY	125		37,500
Path Extension - 8' wide	7,500	SF	8		60,000
Landscaping	1	LS	25,000		25,000
Erection, Welding, OH&P - Rigging Subcontract	1	LS	100,000		100,000
Powerline Relocation	1	LS	125,000		125,000
Total					995,420



Project: Spa Creek Trail Pedestrian Overpass
Location: Annapolis, MD
Contech #: 580614
Date: February 2, 2018

The following is a Continental Pedestrian Bridge System ENGINEER'S COST ESTIMATE for the subject project. This ESTIMATE is intended for preliminary estimating purposes only and should **not** be interpreted as a final QUOTATION. The information presented is based on the most current data made available to Contech Engineered Solutions, LLC (CES).

CES will fabricate and deliver the following described Continental Pedestrian Bridge components and appurtenances:

- Bridge Model: Continental Connector Steel Truss Pedestrian
- Length: 186 ft (out to out dimension)
- Width: 10 ft (clear structural elements)
- Finish: 3-coat painted
- Decking: Stay-in-place forms
- Finished surface: Reinforced concrete by others
- Railing Type: Chain link fencing, galvanized
- Railing Height: 8 ft above deck
- Included safety features: Steel toe plate, pipe handrail
- Design Code: AASHTO LRFD Guide Specification for Design of Pedestrian Bridges
- Live Load: 90 psf
- Wind Load: 35 psf
- Preliminary Assembled Weight: 140,000 lbs (to be verified upon final design)
- Number of sections: 3 (field bolting by others)

ESTIMATE: \$345,000 Delivered (F.O.B.)

Excluded Items:

CES will not or does not include the cost for:

1. Applicable Sales and/or Use Tax
2. All construction surveying, including field measurement and verification of abutments and anchor bolt placement.
3. Design, excavation and construction of bridge foundations and/or piers.
4. Unloading all trucks delivering CES materials.
5. Erection and Installation of the bridge.
6. Providing and installing all anchor bolts. Provide and install any wing wall or approach railings.
7. Materials and work for reinforced concrete deck slab (if applicable).
8. Any costs associated with testing by an independent agency.
9. Costs associated with any special inspection. CES will provide access to facilities and assist with coordination to accommodate special inspection.

We look forward to working with you on this project. If you have any questions, please contact us.

Sincerely,

Richard Tate
Area Manager
Contech Engineered Solutions LLC
10 Old Dutch Road | Harleysville, PA 19438
Mob: 267-342-4030 Fax: 866-658-6415
rtate@conteches.com

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