



8213 Jumpers Hole Road • Millersville, MD 21108 1  
(410) 544-1400 fax (410) 518-6240 (800) 544-6082  
[www.gmccontractors.com](http://www.gmccontractors.com) MHIC # 51532  
Servicing Maryland, Northern Virginia, & Washington D.C. since 1995

Wednesday, February 26, 2025

American Community Management  
Attn: Laura Lampkin  
7484 Candlewood Road, Suite H  
Hanover, MD 21076

Project: MA251896 Concrete & Asphalt  
Location: Norwood, Belmawr, & Dunmore, Millersville MD 21108

*Thank you for the opportunity to provide the following quotation for the above referenced project.  
We hereby propose to furnish materials, labor and to complete the following work as specified below:*

**Concrete Replacement & Installation:**

**Curb Cut & Concrete Sidewalk Replacement.....\$4,980.00**

Work consists of approximately (400) Square feet  
Saw cut perimeters and excavate the existing damaged sidewalk.  
Remove and haul away extraneous material.  
Compact base and form for new.  
Install CR6 & compact as needed  
Place expansion joint filler as applicable.  
Install 3500PSI concrete  
Light broom finish surface.  
Barricade work for proper curing time.  
Backfill, seed and straw as applicable.

**Concrete Curb Installation.....\$75,030.00**

Work consists of (1,470) Linear feet of curb  
Saw cut perimeters and excavate the existing asphalt curbs  
Remove and haul away extraneous material.  
Compact base and form for new.  
Place expansion joint filler as applicable.  
Install CR-6 as required to replace subbase as needed  
Install (4") 3500PSI concrete  
Light broom finish surface.  
Barricade work for proper curing time.  
Backfill, seed and straw as applicable.  
Includes: (2) Island removals per site visit

Concrete    Asphalt    Sealcoating    Crackfilling    Lot Markings



**8213 Jumpers Hole Road • Millersville, MD 21108**  
**(410) 544-1400 fax (410) 518-6240 (800) 544-6082**  
[www.gmccontractors.com](http://www.gmccontractors.com) **MHIC # 51532**  
*Servicing Maryland, Northern Virginia, & Washington D.C. since 1995*

**Dumpster Pad Replacement:**

**Dumpster Pad Replacement.....\$9,875.00**

Work consists of (500) SF of dumpster pad replacement  
 Saw cut perimeters and excavate the existing concrete  
 Remove and haul away extraneous material.  
 Compact base and form for new.  
 Furnish & install 6x6 welded wire mesh  
 Place expansion joint filler as applicable.  
 Install (8") 4000PSI concrete  
 Light broom finish surface.  
 Barricade work for proper curing time.  
Includes: Dumpster Pads per site plan

**Storm Drain Repairs:**

**Storm Drain Repairs.....\$7,200.00**

Work consists of (2) storm drains per site visit  
 Saw cut perimeter to (24") around existing grate  
 Excavate (6-8") depth or as applicable  
 Remove failing bricks or parge precast as required  
 Construct and install slot form for new poured concrete walls  
 Install 3500 PSI concrete re-enforced with 6x6 welded wire mesh  
 Incase frame in concrete and surrounding surface to be concrete  
 Remove forms and sweep clean work area.  
 Barricade work for proper curing time.



**8213 Jumpers Hole Road • Millersville, MD 21108**  
**(410) 544-1400 fax (410) 518-6240 (800) 544-6082**  
[www.gmccontractors.com](http://www.gmccontractors.com) **MHIC # 51532**  
*Servicing Maryland, Northern Virginia, & Washington D.C. since 1995*

**Asphalt Repairs & Paving: \$211,159.00**

**Profile Milling.....**

Work consists of approximately (10,405) Square Yards  
 Layout and mark transition areas to be milled  
 Mill existing asphalt to an average depth of (2.0) inches  
 Clean entire area of repair and dispose of debris offsite  
 Install specified finish material as required

**Asphalt Base Repairs.....**

Work consists of approximately (589) Square Yards  
 Saw cut or mill perimeter and excavate damaged areas to be repaired.  
 Compact the base to achieve maximum density.  
 Place (3") base asphalt and compact in controlled lifts.  
 Remove and haul away extraneous materials from job site.  
 Apply joint sealant to outer edges.  
 Broom and sweep clean work area.  
 Barricade work for proper curing time.  
 Please note: If additional base repairs are required a unit rate of \$33.65 per SY will apply with Owner Approval

**Asphalt Paving.....**

Work consists of approximately (10,405) Square Yards  
 Clean all areas to be paved and remove debris from work site.  
 Apply tack coat to bond existing pavement with new.  
 Pre-fill, wedge and level with asphalt as applicable all low or uneven areas.  
 Machine lay an average of (2") of compacted surface hot mix asphalt.  
 Roll surface to achieve a true and firm finish.  
 Remove and haul away extraneous materials from job site.  
 Broom and sweep clean work area.  
 Barricade work for proper curing time.  
 Includes: (2) Relocated Speed Bumps @ Norwood & (2) Speed Bumps @ Belmawr

**Lot Markings and Parking Stripes.....**

Apply Premium Sherwin Williams set-fast traffic paint. Chalk line new construction layout as applicable.  
 Use professional stencils for markings and letterings. Clean up work related debris.  
 Stripe Lot as existing

Includes:  
 White Lines  
 Reserved & # Stencils  
 Speed Bumps  
 Yellow Curbs & associated no parking stencils- (Please note: 30 day warranty to all curb painting)



**8213 Jumpers Hole Road • Millersville, MD 21108**  
**(410) 544-1400 fax (410) 518-6240 (800) 544-6082**  
**[www.gmccontractors.com](http://www.gmccontractors.com) MHIC # 51532**  
*Servicing Maryland, Northern Virginia, & Washington D.C. since 1995*

4

**Itemized Pricing:**

Norwood Concrete Curb & Dumpster Pads (1,190LF) & (300 SF) - \$74,325.00

Norwood Storm Drains (2)- \$7,200.00

Norwood Asphalt Paving & Striping (6,450 SY)- \$139,045.00

Belmawr & Dunmore Concrete & Dumpster Pads (430 LF & 200 SF)- \$32,010.00

Belmawr & Dunmore Asphalt Paving & Striping (3,280 SY)- \$69,665.00

Pool Asphalt Paving & Striping (675 SY)- \$16,875.00

**\*\*\*\*\* PRICE BASED ON TWO MOBILIZATIONS, M-F 7am to 5pm \*\*\*\*\***  
**\*\*\*\*\* ADD \$4,500.00 PER ADDITIONAL MOBILIZATION \*\*\*\*\***

Concrete    Asphalt    Sealcoating    Crackfilling    Lot Markings



8213 Jumpers Hole Road • Millersville, MD 21108

5

(410) 544-1400 fax (410) 518-6240 (800) 544-6082

[www.gmccontractors.com](http://www.gmccontractors.com) MHIC # 51532

Servicing Maryland, Northern Virginia, & Washington D.C. since 1995

**Terms and conditions:** The proposal (contract) shall be binding only when signed by an authorized representative from GMC Contractors, Inc., herein referred to as "GMC" and by an authorized representative from your firm, herein referred to as "owner". This "contract" constitutes the entire agreement between the parties.

### **Grading/Sediment Control/Utility Operations**

1. Quotation for grading is for rough grading to +/- .2' and balanced. Basement/footing excavation and backfill are excluded unless otherwise noted.
2. The following operations are excluded. If necessary, they may be performed at an additional negotiated cost:
  - a. Repair of work damaged by others.
  - b. Undercutting or select refill.
  - c. Dewatering of trenches or excavations.
3. Owner is to provide space on site for storage of materials and equipment.
4. Temporary stabilization is excluded unless otherwise noted on the proposal.
5. It is our intent to use the open cut method for all excavation. Any extraordinary method of excavation for utilities and grading such as, rock, tunneling, boring or tight sheeting is excluded unless specifically stated in proposal.
6. We exclude any water fire line flush certifications or water line flow calculations that may be required by the Fire Marshall and any changes to the design of the water mains as a result of such testings.

**Responsibilities of the Owner and/or General Contractor:** To obtain all required permits before work is to proceed.

**Payment Terms:** Any "Extras" shall be immediately due and payable. Such extras are not subject to retainer. Quotation is subject to proof of Owner's financial responsibility. GMC requires a 1/3 deposit prior to commencement of work and remaining balance due upon completion of work. Any unpaid balance over 30 days from work completion as dated on invoice is subjected to 2% interest per month. In case of default, collection fees and/ or legal fees and any additional cost associated with collection will be added under the fair debt protection practice act. If full payment is not received within 60 days from final invoice date warranty rights will be waived. Failure of Owner to adhere to payment schedule contained herein may result in GMC ceasing operation until such time as Owner's account is made current. GMC shall not be liable for any damages for delay due to cessation of work.

**Warranty:** GMC offers a **one year guarantee** on material and workmanship (Excluding curb painting, 60 day guarantee on curb painting). Repairs performed during the warranty period will be in a timely manner and at no cost to the Owner. The following conditions apply: All current invoices must be paid in full, the performance of warranty repairs does not extend the warranty period, this warranty does not cover defects or damage to work caused by misuse, abuse, or the actions of third parties, claims for warranty repair work must be made in writing within one year following the date of completion and within 7 days following discovery.

**Notes:** Our price for this project includes only items of work listed in the scope of the proposal. This proposal may be withdrawn if not accepted after 30 days. Owner is responsible for removal of all vehicles in work area. All home improvement contractors in Maryland must be licensed by the Maryland Home Improvement Commission. Inquiries: (410-333-6310) 501<sup>st</sup>. Paul Place, Baltimore MD 21202

**Price Adjustment:** Due to the uncertainty of the price of petroleum products, the pricing herein is based on the current SHA Liquid Asphalt Index Price of \$562.50 per ton FOB refinery. Any increase or decrease in the cost of liquid asphalt will be passed on to the owner accordingly.

### **Pavement/Concrete Work:**

1. GMC Contractors, Inc. is not responsible for pavement failure caused by yielding or unstable subgrade when such work is done by others.
2. If, at the Owner's direction, blacktop surface course is not applied immediately upon completion of the base paving, cleaning street prior to surfacing will be considered extra. Price for surface paving is firm for three (3) months after installation of base course.

Concrete    Asphalt    Sealcoating    Crackfilling    Lot Markings



8213 Jumpers Hole Road • Millersville, MD 21108  
(410) 544-1400 fax (410) 518-6240 (800) 544-6082  
[www.gmccontractors.com](http://www.gmccontractors.com) MHIC # 51532  
Servicing Maryland, Northern Virginia, & Washington D.C. since 1995

**Exclusions:** Removal and replacement of unsuitable sub-grade and/or sub-base material; layout; Permits; permit fees; bonds; inspections & reports; sub-grade stabilization; stakeout; surveys; testing; engineering; Davis- Bacon Wage Rates; positive drainage on areas yielding less than 2% slope; handling or removal of hazmats; undercut and refill of unsuitable sub-grade; capping or adjusting existing utilities; Any work not shown on drawings; sediment control; traffic control; towing; Any damage to work by pedestrian traffic. Any scope of work not specifically stated in the proposal above. Any such requested work shall be considered extra work and GMC change order ticket completed.

**American Community Management**

Attn: Laura Lampkin  
7484 Candlewood Road, Suite H  
Hanover, MD 21076

Project: MA251896 Concrete & Asphalt  
Location: Norwood, Belmawr, & Dunmore, Millersville MD 21108

**Total Price: ~~\$339,120.00~~ \$308,244.00 Discounted Price if all options are contracted together**

*I have read and I understand to above listed terms and conditions. The above proposal, prices, specifications and conditions are satisfactory and hereby accepted.*

**GMC Contractors, Inc.**

Authorized signature: \_\_\_\_\_ Date: Wednesday, February 26, 2025

Printed name: \_\_\_\_\_ Matt Atkinson \_\_\_\_\_

**Authorization:**

Company Name: \_\_\_\_\_

Authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name and title: \_\_\_\_\_

Concrete    Asphalt    Sealcoating    Crackfilling    Lot Markings