

**SUSSEX SQUARE CONDOMINIUM COUNCIL,
INC
NORWOOD DR
BELMAWR PL
MILLERSVILLE, MARYLAND 21108**

Sales: Coty Price

**Sussex Square Condominium Council, Inc landscaping
timbers and drainage**

Norwood Dr Belmawr PL Millersville, Maryland 21108

Est ID: EST5866383

Date: Nov-15-2025

Project Overview

This project includes the removal of existing landscape timbers, installation of a new downspout drainage system, installation of 4" perforated pipe with drainage stone behind the retaining wall, and installation of new landscape timbers with secure anchoring.

All work will be completed in four phases, beginning December 2025 and concluding no later than December 2026. Material pricing will be re-evaluated at the beginning of each phase to protect the contractor from market price volatility.

Phase Structure & Timeline

Phase 1 – December 2025:

- Begin project mobilization and initial removal of existing landscape timbers.
- Install drainage system and timber wall sections designated for Phase 1.

Phase 2 – Early 2026:

- Continue removal and replacement of designated sections.
- Install downspout PVC tie-ins and corresponding pop-up emitter extensions for Phase 2 areas.

Phase 3 – Mid 2026:

- Install additional landscape timbers and drainage stone columns.
- Continue perforated pipe installation and wall assembly as specified.

Phase 4 – Late 2026 (Final Phase):

- Complete final sections of timber installation and drainage components.
- Perform site-wide grading, cleanup, and final restoration.
- Ensure project completion prior to the end of 2026.

Material Price Review:

At the start of each phase, material costs will be reviewed and adjusted based on current market prices to ensure fair and accurate pricing due to fluctuating costs of lumber, PVC, stone, and hardware. Labor rates will remain stable unless otherwise affected by major market changes.

1. Removal of Existing Landscape Timbers

- Remove all existing landscape timbers in the designated project area.
- Haul away and dispose of debris off-site in accordance with local regulations.
- Inspect the exposed area and prepare subgrade for new wall installation.

2. Downspout Drainage System Installation

- Connect all existing downspouts to new PVC piping (3"–4" as required).
- Trench to appropriate depth to achieve continuous slope away from the home.
- Install the PVC drainage line underneath the new landscape timbers.

- Route the system to a pop-up emitter located in front of the homes or at a designated discharge point.
- Backfill and compact trenches to prevent settling.

3. Retaining Wall Drainage System

4" Perforated Pipe Installation

- Install a 4-inch perforated drain pipe behind the retaining wall at the base of the excavation.
- Set pipe with perforations facing downward to promote groundwater collection.

Drainage Stone

- Place clean ¾" drainage stone around and above the perforated pipe.
- Create a drainage column that extends a minimum of 12–18 inches behind the wall.
- Install fabric filter material as needed to prevent soil intrusion while maintaining water flow.

Purpose

- Relieves hydrostatic pressure behind the wall.
- Protects the timbers from excessive moisture.
- Increases the lifespan and structural integrity of the retaining wall.

4. Installation of New Landscape Timbers

Base Layer

- Install the bottom course of timbers level and aligned.
- Secure base timbers using rebar stakes driven vertically through the timbers into the ground.

Subsequent Layers

- Install additional layers with staggered joints for strength and stability.
- Secure each layer with 10-inch GRK structural screws, staggered every 2.5 feet.
- Check for level, straightness, and proper alignment after each course.

5. Final Site Restoration

- Grade all disturbed areas for proper water flow and a finished appearance.
- Remove all construction debris and leave the site clean and orderly.

8301 downspout extension	\$448.24
8303 downspout extension	\$448.24
8305 downspout extension	\$448.24
8307 downspout extension	\$448.24
8309 downspout extension	\$448.24
8311 downspout extension	\$448.24
8313 downspout extension and landscaping timbers	\$799.89
8315 Downspout extension and landscaping timbers	\$751.23
8317 Downspout extension and landscaping timbers	\$819.06
8319 Downspout extension and landscaping timbers	\$1,063.26
8323 Downspout extension	\$448.24
8325 Landscape Timbers	\$302.99
8327 downspout extension	\$448.24
8329 Downspout extension and landscaping timbers	\$1,146.88
8331 Downspout extension and landscaping timbers	\$1,234.45
8333 Downspout extension and landscaping timbers	\$1,234.45
8335 landscaping timbers	\$687.27
8337 landscaping timbers	\$687.27

8339 Downspout extension and landscaping timbers	\$1,085.80
8341 Downspout extension and landscaping timbers concrete replacement	\$2,115.25
8343 Downspout extension and landscaping timbers	\$1,085.80
8345 Downspout extension	\$448.24
8347 Downspout extension and landscaping timbers	\$1,259.48
8349 Downspout extension and landscaping timbers	\$1,259.48
8351 Downspout extension and landscaping timbers	\$1,420.03
8353 Downspout extension and landscaping timbers	\$1,420.03
8357 Downspout extension	\$448.24
8359 Downspout extension and landscaping timbers	\$1,073.26
6361 Downspout extension	\$448.24
6363 Downspout extension	\$448.24
6365 Downspout extension	\$448.24
6367 Downspout extension and landscaping timbers	\$1,756.75
8669 timbers	\$1,469.91
8371 Downspout extension and landscaping timbers	\$1,676.05
8373 Downspout extension and landscaping timbers	\$1,676.05
8375 Downspout extension and landscaping timbers	\$1,756.75
8377 Downspout extension and landscaping timbers	\$1,756.75

8379 Downspout extension and landscaping timbers	\$1,651.30
8381 Downspout extension	\$448.24
8383 Downspout extension and landscaping timbers	\$1,564.66
8385 landscaping timbers	\$1,277.82
8387 Downspout extension and landscaping timbers	\$1,564.66
8389 Downspout extension and landscaping timbers	\$1,564.66
8391 Downspout extension and landscaping timbers	\$1,564.66
8393 Downspout extension and landscaping timbers	\$1,118.26
8393 & 8395 concrete demo and repair	\$1,568.00
8399 Downspout extension and landscaping timbers	\$1,186.09
8401 Downspout extension and landscaping timbers	\$1,223.71
8403 landscaping timbers	\$1,116.42
8407 Downspout extension and landscaping timbers	\$1,116.42
8409 landscaping timbers	\$1,116.42
8411 Downspout extension and landscaping timbers	\$975.67
8413 Downspout extension and landscaping timbers	\$1,111.33
8415 landscaping timbers	\$806.49
8517 landscaping timbers	\$806.49
8419 Downspout extension	\$448.24

8421 Downspout extension and landscaping timbers	\$1,043.50
8423 Downspout extension and landscaping timbers	\$1,174.03
8425 Downspout extension and landscaping timbers	\$1,322.56
8427 Downspout extension and landscaping timbers	\$1,322.56
8429 Downspout extension and landscaping timbers	\$1,514.65
8431 Downspout extension and landscaping timbers	\$1,421.74
8433 Downspout extension and landscaping timbers	\$1,328.83
8437 Downspout extension and landscaping timbers	\$1,235.92
8439 Downspout extension	\$448.24
8438 Downspout extension and landscaping timbers	\$1,341.37
8436 Landscaping Timbers	\$706.98
8434 Downspout extension and landscaping timbers	\$1,155.22
8432 Downspout extension and landscaping timbers	\$1,155.22
8430 Downspout extension	\$448.24
8428 Downspout extension and landscaping timbers	\$1,248.13
8426 Downspout extension and landscaping timbers	\$1,248.13
8424 Downspout extension and landscaping timbers	\$1,248.13
8422 Downspout extension and landscaping timbers	\$1,148.95
8420 landscaping timbers	\$694.11

8388 Downspout extension and landscaping timbers	\$2,314.87
8386 landscaping timbers	\$1,991.07
8384 landscaping timbers	\$1,426.17
8382 Downspout extension and landscaping timbers	\$2,125.60
8378 Downspout extension and landscaping timbers	\$1,685.14
8376 Downspout extension and landscaping timbers	\$1,752.97
8374 landscaping timbers	\$1,147.11
8372 landscaping timbers	\$1,098.81
8370 Downspout extension and landscaping timbers	\$1,650.82
560 Downspout extension and landscaping timbers	\$972.22
562 Downspout extension and landscaping timbers	\$1,040.05
564 landscaping timbers	\$651.69
566 landscaping timbers	\$948.75
580 Downspout extension and landscaping timbers	\$1,135.33
582 landscaping timbers	\$755.15
584 Downspout extension and landscaping timbers	\$1,212.48
586 Downspout extension and landscaping timbers	\$1,308.27
588 Downspout extension and landscaping timbers	\$1,308.27
590 landscaping timbers	\$755.15

592 Downspout extension and landscaping timbers	\$1,308.27
594 Downspout extension and landscaping timbers	\$1,701.34
596 Downspout extension and landscaping timbers	\$1,217.14
599 Downspout extension and landscaping timbers	\$1,217.14
597 Downspout extension and landscaping timbers	\$1,448.81
595 Downspout extension and landscaping timbers	\$1,126.01
593 Downspout extension and landscaping timbers	\$1,555.03
591 landscaping timbers	\$586.87
589 landscaping timbers	\$586.87
587 landscaping timbers	\$371.67
585 Downspout extension and landscaping timbers	\$1,044.20
583 Downspout extension and landscaping timbers	\$1,044.20
581 Downspout extension and landscaping timbers	\$1,044.20
579 Downspout extension and landscaping timbers	\$1,560.80
575 Downspout extension and landscaping timbers	\$1,557.47
573 Downspout extension and landscaping timbers	\$1,153.97
571 landscaping Timbers	\$419.70
569 Downspout extension and landscaping timbers	\$877.03
561 landscaping Timbers	\$419.70

Subtotal	\$124,321.65
Taxes	\$0.00
Estimate Total	\$124,321.65

Payment Terms and Conditions [SAMPLE - not legally binding]

Upon the acceptance of the work, payment of the unpaid balance Contract Price when due together with such Value Added Taxes as may be applicable to such payment.

- Should the Client fail to make payments as they become due under the terms of the Contract or in the event of any claim, interest at twelve percent (12%) per annum above the prime rate on such unpaid amounts shall also become due and payable until payment.
- The act of non-payment creates a lien in favor of the Contractor Inc. in any and all equipment and property of the Client in the possession of the Contractor Inc. as well as in the Work in progress as at the date of termination. the Contractor Inc. shall be at liberty to retain possession of the same pending payment in full.
- Notwithstanding anything contained herein to the contrary, the completion date of the Work shall be deemed to be extended by that number of days equal to any delay in payment to the Contractor Inc.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- Electrical Work is to be done by a certified electrician only and is always additional to the Contract.
- Iron railings removed during construction are always re-attached at an additional cost.
- Damage to existing irrigation lines during construction is considered to be an additional cost.
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor, Inc. reserves the right to retain a Soil Engineer to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Painting and Staining
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material or disposal charges

Procedure for Extra Work and Changes

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, software, reports or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary. Extras to the Contract are payable by the Owner forthwith upon receipt of the Company's invoice.

Change Notice: Any Contract change in scope in excess of one thousand dollars (\$1,000.00) requires a Contract Change Notice under which Work is to proceed. Work will not commence under a Contract Change Notice (CNN) unless with written Owner approval.

For Changes in scope of less than one thousand dollars (\$1,000.00), the Contractor will provide the Customer notification by way of its Progress Report. In either instance, such notification shall be plain and clear in terms of scope and reason. Any record, telephone conversation or meeting in which such change in scope was introduced, shall be attached as supporting documentation.

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Competence: the Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation in Schedule 1, and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities. The cost(s) of such additional work is not included in the Quotation in Schedule 1 attachment.
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities.
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client.
- Building/Window/Vehicle Washing: Buildings, windows, or vehicles of the Client, including neighbors, are not intended to be kept clean due to dust during Construction or Work performed by the Contractor. Any necessary cleaning due to Construction or Work by the Contractor will be the responsibility of the Client.

Material Tolerances

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping. Cedar is expected to crack especially 6X6 up to 3/8 inch gaps and the entire length of the wood. Ipe is expected to crack especially 4X4 up to 3/8 inch gaps and the entire length of the wood.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product and the Client accepts this as a natural and acceptable quality of the stone.
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation.
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots. Colored concrete consistencies vary from truck to truck; therefore it is not possible to produce an exact match with pours over nine meters. The Client absolves the Contractor of liability if "smooth" concrete is the desired finish (due to slippage).
- Warranty Time Period: the Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system.
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements in order for

the Warranty to remain in affect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves troughs that damage plants, fallen branches, animal caused damage, frozen/ burst irrigation or drainage pipes that were not seasonally drained at the proper time, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor.

- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one year warranty will be void or otherwise limited in writing on those items so impacted, but will remain in affect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one year warranty of the Contractor – prior to purchasing and/or installing such materials.
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood have knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed surface of a given construction or installation. the Contractor shall endeavor to enable the Client to see or understand the representative range of color, surface texture, and related of all materials begin seriously considered for installation on a project, however, it will be responsibility of the Client for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or constructed.

Contractor: _____
Coty Price

Client: _____

Signature Date: _____
11/28/2025

Signature Date: _____

Email: Info@pricelandcapingservices.com