



Bob@abbeyrun.com

www.abbeyrun.com

603 - 463 - 7178

NH Septic Installers License - # 4994

Massachusetts Construction Supervisors License # 95111

Massachusetts HIC License # 274614

Hoisting Engineer License # 135313

EPA Lead Certification # RI 18692-10-03410

Contract to Build

April 12, 2024 (Rev 1)

Job Name: Town of Deerfield Fire / Library Septic replacement

We hereby submit specifications for:

Provide Materials and labor to construct the following:

Definitions Throughout this document the “**Customer**” refers to Town of Deerfield
“**Contractor**” refers to Abbey Run Construction LLC.

Blueprint Quote based on “approved version” of plan. Changes in Quote and/or change orders will be discussed prior and provided in written form from **Customer** to contractor
All estimating has been from drawings provided

Engineering **Customer** to pay for all permits, any Fees if applicable
Customer to pay for all engineering plans and related fieldwork including if any changes or “as-builts” in plan are needed

**Contract
Includes**

Septic System

Pricing based on site visit 4/11/24 with Ray, discussion with designer and current state approved plans

Customer To pump existing library tank couple days prior to commencement of work

Crush existing tank in place and removal of old concrete.
Excavate for and install 1 - 1250/500-gallon 2 compartment tank
Connect to existing septic main line from library to new tank
Saw cut existing asphalt between new tank at library and fire house.
Remove asphalt install **schedule 80 (extra heavy wall pipe)** under driveway area to fire house.
Backfill and compact with sand and gravel.
NOTE: per **Customer** Highway department to repair /replace / patch asphalt.

Disassembly of existing firehouse bathroom sink, toilet and remove washer machine. Disassemble raised floor system to access concrete slab and existing plumbing Saw cut slab and removal to create access for coring of foundation wall from exterior and assemble of related new sewer main in bathroom to connect to new tank line.
Reframe raised floor system and subfloor. Install new linoleum, toilet flange.
Reinstall toilet, sink and put washer back in place re install baseboard trim
It is assumed all piping in bathroom wall and floor is in good condition and properly vented.
Install new PVC baffles in tank as shown on plan.

Excavate and install 383 +/- feet of Schedule 40 PVC pipe (heavier pipe) from new septic tank over to distribution box of new leach field. Per plan cover with 2" rigid foam for frost protection, mark with caution tape and backfill.
Installation at 4 clean outs along the sewer line from tank to field. Placement of heavy duty concrete risers on a stone bed for drainage, cast iron frames and covers marked "sewer" to protect the cleanout and provide access, prevent accidental destruction and or vandalism.
Installation and D-Box and required venting.

NOTE: existing leach field location grade on low side is 93, high side is 94. New finish grade of leach field is 97 (3 feet +/- above existing grade)
Measure and excavate footprint of new stone and pipe leach field and related fill extension on lower side
Installation of sand fill to build lower grade, septic sand to build bed bottom and washed septic stone for remainder of field assemble perforated pipes, venting and connect together.

Fill shape and extend leach bed area elevations and fill extensions according to plan along with proper sloping to blend in natural surroundings
Upon state inspection cover bed with sand fill, loam, **HYDROSEED** all disturbed areas

NOTE: per RFP ledge hammering and removal is listed below and will be billed as an extra. Hammering rates are priced by minimum and or by hourly rate as listed below. To set up hammer for 5 yards (per RFP) is cost prohibitive, thus we charge a minimum rate if encountered.

**Not covered in
Quote**

1. Any issues with “unsuitable” material (loamy organic fills, or saturated fills) buried greater than 1-1/2 feet below existing grade for leach field and or sewer line locations that require additional suitable material to be inspected by town discussed and billed as extra

Sand fill \$400 per tri axle load – sand trucking and placement included

Stone products \$700 per tri axle load – sand trucking and placement included

2. ledge hammering and removal of excessively large boulders or excessive water drainage which require additional cost for drainage pipes and site work to be billed as extra.

Ledge Hammer rates are: Minimum of \$1,200 Should hammering operation. extend past 8 hours the rate is \$220 per hour.

If hammering is performed, any Necessary sand to “re-level” hole – purchased, trucked, installed. \$400 per triaxle load.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$48,000

Quote Valid for 45 Days

Payments to be made as follows:

\$10,000 due upon start of work and delivery of leach field materials on site.

\$10,000 due upon installation of septic tank, leach field and related connections and tie in to Library and Fire house

Balance due upon receipt of invoice for completion of system and issuance of town and state approval after inspection

All material is guaranteed to be as specified (or similar). All work to be completed in a workmanlike manner according to standard practices and in compliance with building codes. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. Not responsible for modifications caused by Town building officials. All agreements contingent upon strikes, union activity, accidents, or delays beyond our control. Given the time of year, extreme weather may contribute to lost work. Contractor agrees to make up any lost time to maintain construction schedule. **Homeowner** to carry fire, and other necessary insurance mandated by law. Our workers are fully covered by workman's compensation insurance.

Contractor's Warranty

Contractor will warranty workmanship for 12 months on the following items:

Structural integrity and defects due to improper installation of builder installed components. Warranty limited to repair or replacement of defective components.

All subcontractor installed items

The septic system is covered for a period of 2 years. It is very easy to neglect a system and can cause premature failure. Water softening systems are a major cause of failure and should not be discharged into a septic tank. Garbage disposal systems greatly reduce the life of septic system and are not recommended.

Items not covered:

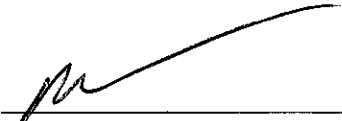
Landscaping and Excavation:

The contractor has no control over and does not accept any responsibility for the final results of the lawn. The contractor does not accept responsibility for any areas that may settle.

Attorneys Fees and Costs

Should it become necessary for Abbey Run Construction, LLC or the Customer to employ or engage legal counsel to enforce any of the provisions contained in the Contract To Build, either party agrees to pay all reasonable attorney's fees and court costs incurred by either party in enforcing the terms of this Contract To Build.

Authorized signature


Robert DeRose as Manager of Abbey Run Construction LLC

Date:

4/11/24

References

Deerfield Veterinary clinic

Jenni George

csuvet@yahoo.com

603 793 8043

Built entire vet clinic, along with commercial septic

Nicole Runci

nrunci@gmail.com

603 505 2827

Installed new oversized septic system tied 3 buildings together

John O'Brien

John.obrien@dcfgroup.com

207 615 5490

Built custom home and installed large septic system

Kevin Cheney

kevin@kmcheney.com

603 344 1979

Built 2 new houses installed 2 septic systems

Dave Wesolowski

wesolowskig@hotmail.com

617 233 6251

Built house and woodworking shop tied together and installed large septic system

Jason Franklin – Septic designer have installed several of his systems

jefranklin@atlanticbb.net

603 860 0016

Eric Sherblom – Septic designer have installed several of his systems
esherblom@gmail.com
603 856 6688

Kevin Lemieux – Deerfield building inspector has inspected and approves of our work