NEI Proposal Listing Master, Index:

* SURVEY (Section 1)
  1. Limited Content Boundary Survey, Survey Property Limits (9.2.20) (RI)
  2. Comprehensive Boundary Survey (9.2.10) (RI)
  3. Construction Survey – Stake out for construction or property corners (specific features) (RI 9.4/MA)
  4. Feature Location Survey (9.2.21.3) Locate or depict specific feature or features (Building Location Survey, etc.)

1.5 Data Accumulation Survey (Topography [T-2], Site Features, Surface Utilities Only).

1.5A Add subsurface utilities, and research

1.5B Add Wetland Flags

1.5C Add Tree Location

1.5D UAV Survey (for site and topography)

* 1. Elevation Certificate
  2. Metes and Bounds Property Survey (MA)\*
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* Design (Section 5)

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NEI Standard Hourly Rates: Jan. 2018

Hourly Rates:

Estimated costs are provided based on hourly rates, all fees shall be charged at the hourly rates stated. Additional work and work outside of scope shall be charged at hourly rates.  Not to exceed cost shall be billed at hourly rates or percent complete, up to, but not to exceed, the stated amount for the requisite scope of work)

-Survey Crew (Field, Robotic and / or GPS):       $200 per hour   (field Survey, layouts),

-Staff Rates:                                                         $140 per hour (design, drafting, CAD),

-Sr. Staff (Project Manager):                                $175 per hour (structural or civil analysis),

-Principal: $185 per hour,

-Soil Evaluator:                                                     $775 half day   (1-2 test locations and report),

-Admin:                                                                $75 per hour,

Notes:

Standard Notes:

1. Any work requested outside the scope of this proposal shall be charged at current hourly rates which can be found on our website (www.nei-cds.com), or, subsequent contract terms and rates.
2. Rates for professional testimony or meetings after-hours will be increased by a factor of 1.4
3. Any subcontractors retained by NEI on behalf of the client shall be billed at a multiple of 1.2 times.  Sub consultants may include, but are not limited to, Professional Wetlands Scientists, Soils testing labs, Environmental Professionals, structural and materials testing, and similar services.  NEI maintains no liability as to subcontractor performance, this services is provided as a courtesy only, subcontracts shall be the direct responsibility of owner
4. NEI reserves the right to disseminate any documents created in the scope of the project and recorded in the public domain to any interested third party
5. Add item - may be required in addition to base fee
6. Alternate item - may be alterative means to approval, alternate selection is possible.
7. NEI may require construction or post-construction inspections to be performed to verify construction conforms to design plans and minimum code standards. Failure to approve or allow these inspections may compromise design goals and integrity and may limit NEI's liability in such cases.
8. NEI and its consultants, partners, agents and employees shall not be liable for any and all claims, losses, expenses, injuries, or damages arising out of or any way related to this Project or this Agreement by reason or any act or omission, including breach of contract or negligence not amounting to a willful or intentional wrong, shall not exceed the total compensation received by NEI under this Agreement.
9. No filing fees (Federal, State, Local or otherwise) are included within this proposal unless note otherwise. All fees to be paid by Owner /Applicant. A $25 fee is charged for all checks paid by NEI; any checks over $500 will be required to be paid directly by client or pre-paid.
10. This proposal is valid for 45 days. A retainer of $00.00 is requested with the acceptance of this if this proposal is acceptable to you, please sign one copy and return it to my office with the specified retainer. Retainer is non-refundable. Billing shall be performed at monthly intervals with retainage billed first. Invoice balances held for greater than 30 days may incur a finance charge of 2.0% per month. Balances held over 6 months may be placed in collection; including finance and collection fees.
11. We reserve the right to redeposit returned checks, redeposit fees will be charged to client.
12. Processing fee of up to 3% (min. $15) may be applied for credit card payments
13. Credit Card payments can be made over the phone during normal business hours.
14. Wire Transfers Fees:
    1. Payments for invoices of $1,000 or more shall not incur any wire transfer fees.  Payments of less than $1,000 shall be responsible for transfer fees.
15. Work may be terminated at any time, though all items performed to date shall be billed as per percent complete or  per time spent.
16. Project will not commence until retainer is paid. Nonpayment of monthly invoices may result in work delay or lower priority job status

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Survey+Site Design Notes (Sec. 1 + 2)

-Property disputes, litigation, arbitration or similar issues are not included within this proposal. Additionally, deed or property errors caused by past recording errors, encroachments, non-conforming structures, adverse possession, or takings may require additional services to resolve outside the scope of this proposal.  Meetings (outside the proposal scope) and prints shall be charged at hourly / standard rates. ---Abutters lists, mailings, etc. not inclusive

-Probate record search not inclusive in typical research package.

- If owner is able to supply a current title search dating back to operative document (e.g. lot creation), discount for survey cost may be applied.

Survey Marker + Monuments Materials Cost (Billable unless noted otherwise):

Witness Stake - $2 / per

Rebar + Witness Stake - $10 / per

Pin w/ cap + Witness Stake - $15 / per

Feno bounds w/ Stake - $85 / per

Granite or Concrete Bounds - $200 / per\*

\*All bounds may incur hourly rate fees due to difficulty of installation, boulders, subsurface impediments, etc.

-Significant clearing of brush or line cutting is not included unless noted. If clearing is required it shall be performed by owner or charged at hourly rates.

-Field staking trips require at minimum 48 hours prior notice, i.e. 2 business days. Stakeouts calls that are received later than this will be charged a rush rate at a multiple of 1.4. This does not guarantee service within 2 days.

-

All request for survey and staking, must come through the main office, field staff may not be able to process scheduling directly.

Stake out / construction layout procedure.

Upon receipt of request for layout from client, NEI will prepare a Pre-Stakeout Sketch (SK) of the points desired to be set. An email will be sent to client / responsible charge displaying these points. Client will need to approve the location of points, via email, prior to item being placed on field schedule, minimum 24 hours prior to date of fieldwork.

-Upon completion, NEI will provide a Post-Stakeout SK, displaying actual points set for record information.

-NEI recommends having all survey plans recorded in land evidence. This can be performed by the owner, there is a fee to record in land evidence (varies by municipality), though a Mylar print will need to be used ($85 per).

-Any excessive issues arising during construction not due to engineering plans or specifications ie: contractor error, negligence, malfeasance, or unforeseen or unknowable site conditions (i.e.: Spearin Doctrine) or conditions arising from inclement weather and/or natural disasters are not inclusive and may require additional services outside above referenced scope of work.

-Any work required to be performed earlier than 8.00a or later than 4.30p Monday through Friday, or any work required to be performed on a weekend or Federal or State Holiday will incur overtime rates (1.5x to 2x)

-Landscape Architecture Plans or design area not inclusive unless noted otherwise

-Traffic analysis, counts, testimony not inclusive unless noted otherwise.

-Photometric Plan not inclusive unless noted otherwise.

-Geotechnical analysis or borings not inclusive unless noted otherwise.

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Structural + Design Notes: (Sec. 4 + 5)

1. Ladder or means of access to joists must be provided by owner / rep. Joists must be made visible by removing ceiling tiles or surfacing, prior to inspection.  Limited excavation at foundation may be required - costs not inclusive.
2. Verification of existing framing, foundation elements, studs, joists, and other structural members may be required to verify design and / or concept. NEI may be required to subcontract a carpenter or framer to perform limited demolition for inspection. Non-destructive testing may be possible, but this will need to be carefully coordinated with the homeowner or architect. Subcontractor costs may not be included within this proposal.
3. NEI will specify sawn lumber or typical manufactured lumber (e.g. Versa Lam) material for wooden members, however we strongly recommend sending structural plans to lumber yard prior to contract award to verify member or suitable replacement is both cost effective and available.
4. Improvements in flood zones: NEI strongly recommends elevation certificates be prepare pre, during and post construction, for both building code / FEMA suitability and determination of insurance rates.  Insurance rates may be a critical factor in the decision making process, substantially elevating a structure may result in a drastic improvement of rates, while construction near BFE limits may have the opposite effect. NEI recommends all structures be elevated 3' - 5' + above BFE  (as high as feasible), in accordance with RICRMC and NFIP recommendations.
5. Basements, crawlspaces and areas below grade may need additional attention  in regards to water (storm / surface, groundwater and floodwaters). If gravity sub drains are not available a separate cost proposal or firm may be required to provide sump pump an waterproofing services.  There are no guarantees on basements, significant effort may be required to provide a water tight or drainage solution.  Code requires 1'+ separation to water table (which may rise over the medium to long term) and / or an adequate drainage system with sufficient backup.
6. Elevations certificates can be provided $875, or less typically. Costs may vary per site.
7. Verification of existing framing, foundation elements, studs, joists, and other structural members may be required
8. Improvements in flood zones: NEI strongly recommends elevation certificates be prepare pre, during and post construction, for both building code / FEMA suitability and determination of insurance rates. Insurance rates may be a critical factor in the decision making process, substantially elevating a structure may result in a drastic improvement of rates, while construction near BFE limits may have the opposite effect. NEI recommends all structures be elevated 3' - 5' + above BFE (as high as feasible), in accordance with RICRMC and NFIP recommendations. Refer to RICMRC Storm tools mapping for expected sea level rise over the expected design life of the structure.
9. Specialty Field Inspection Equipment Rental:
10. FLIR Camera.
11. Load Testing, Load Cell (up to 5,000#, unofficial)
12. Walbot (RF Sensor, To find objects behind up to 4” depth walls or concrete)
13. Borescope Camera
    1. Add $25 per hour to staff rates. NEI is not a certified materials inspection or testing lab, Inspection services provided as part of typical site or structural inspections only. GPS, Total Station, or UAV will be charged under survey rates.

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Section 1

Survey

101

* 1. Limited Content Boundary Survey, Survey Property Limits (9.2.20)

-On site metes and bounds property line survey, expose existing corner pins.

-Metes and Bounds Property Line Survey, existing surface features)

-GPS Benchrun to NAVD '88

-Limited Content Survey (9.2.20

-Land Evidence Research at Town Hall+ Survey Recon (Operative documents)

-Prepare Class 1 Survey Plan - CAD file available for prime use.

-9.2.23B. Showing minimum (2) monuments for control (state plane), display on plan.

Estimated Cost: Hourly Rates (Survey and Plan)

*-Note: Spring 2018*

*-Due to extreme demand, NEI is not providing fixed price costs for many residential land surveys. NEI generally specializes in site design; most of our surveys are geared toward eventual development (new buildings, civil / environmental designs, or additions). We still perform general land surveys, for accessory uses (such as setting fences, marking corner points, etc), though we may not be the most efficient firm for those services.*

*-All of our surveys are provided at estimate costs based on hourly rates (aka “time and materials”). A typical residential land survey and plan costs may range anywhere from $1,850 (For a well monumented area with reliable records and plans) to $2,500 + for complex parcels with little monumetnation, poor records, or dense brush in Rhode Island.*

*-Costs for Massachusetts parcels general exceed $3,000. Sites larger than 1-2 acres will generally be more expensive than these estimates. Setting property corners, which is not inclusive unless noted will add costs as well. Please indicate if you need this service.*

*-If you would like to proceed with a land survey, please provide a deposit of $1,500, along with a signed copy of this contract. We will place you on our survey schedule. Schedules, unless specifically noted otherwise are not fixed. The can vary with workload or due to aforementioned complexities. Generally, surveys take 2-3 weeks to complete. It may be many weeks until we can start new jobs. Complexities can add significant amounts of time.*

*-We will provide you with a status report after*

*--Performing records research (land evidence)*

*--Site investigations (field trip)*

*--Reconciliation (e.g., determining the survey lines and closures)*

*-Invoices will be sent, monthly, or after stages of completion. Retainers will be held until final billing (e.g. held until final invoice).*

*-We apologize for having to take these steps, but they are necessary to keep our workload at a level to which we can properly serve clients. We are actively working on adding staff to be able to handle these high volumes, and hope to decrease wait times. If you have any questions, please don’t hesitate to contact us.*

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1.2 Comprehensive Metes and Bounds Survey, Property Limits (9.2.10)

ref. <http://www.bdp.state.ri.us/documents/surveyors/2015ProfessionalLandSurveyorRulesRegulations.pdf>

* Site and Functional Survey, Land Evidence Research and Existing Conditions Plan:
* Metes and Bounds Property Line Survey, existing surface features.
* Locate surface utility features (no research or subsurface investigation)
* Land Evidence Research at Town Hall+ Survey Recon (Operative documents)
* Identify encroachments and occupation limits.
* Locate Structure (extents only), note zone and setbacks
* Survey Plan, PLS and Class 1 certification for use in development planning, suitable for recording.
* Set or identify 70% property corners

Estimated Cost: $

102

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1.3 Construction Survey – Stake out for construction or property corners (specific features)

Existing Survey and / Site Plan Required.

* Pre-Stake Sketch of Points / Feature to be set
* Construction Staking of Monuments and / or Markers to be set
* Set 2x Site Benchmarks (Typically)
* Post-Staking Sketch of Points / Features set.
* Specific Features to be set:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Estimated Cost: Hourly Rates.

103

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1.4 Feature Location Survey

* Limited survey, to identify specific feature or features
* Features to be Surveyed:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* May not be filed as class 1, limited use plan.

Cost:

104

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1.5 Data Accumulation Survey (Topography)

* Site and Functional Survey, Land Evidence Research and Existing Conditions Plan:
* Metes and Bounds Property Line Survey, existing conditions functional survey, GPS / Benchrun for elevation / FEMA floodzone determination.
* Topographical and utility survey (surface + research) T-2 topography (2’ contours)
* Set 2x site Benchmarks (State Plane)
* Locate existing off-site and site utilities (based on record plan data, field location, utility research at applicable dept's)
* Inverts not inclusive.
* Locate Structure, determine zoning and regulatory constraints
* Plan for use in development planning. CAD file will be made available to Architect / Prime.

Cost: $

1.5A Add subsurface utilities, and research

Cost: (not included unless cost provided)

1.5B Add Wetland Flags

Cost: (not included unless cost provided)

1.5C Add Tree Location (>6” caliper, common names only)

Cost: (not included unless cost provided)

1.5D UAV Survey (for site and topography)

* Flight by licenced pilot
* Traditional deliverables only. Add items for , orthophoto, point clouds, etc

Cost: (not included unless cost provided)

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1.6 Elevation Certificate:

* OMB No. 1660-0008 - US Dept of Homeland Security / FEMA - Elevation Certificate

<https://www.fema.gov/media-library-data/1488549029564-358a34bdedafb69ac48a9dacba9c7218/FF086_0_33EC_form.pdf>

* GPS RTK / Benchrun Level Run (NAVD88).
* Locate min/max grade elevations, all exterior walk / patio elevations
* First Floor and Lowest Level Elevations
* Site Photos
* Interior inspection, elevation of lower level / all utilities below Base Flood Elevation
* Prepare Elevation Certificate - PE / PLS Certification

Cost: $875

Elevation Certificate Notes:

1. Rush rate: 2x base cost for elevation certificate delivery within five business days (Typical delivery is 2-4 weeks\*). Please indicate if you need this service. \*Not guaranteed
2. Any work requested outside the scope of this proposal (Additional data, LOMAX, etc.) shall be charged at hourly rates or subsequent contract.
3. Interior unit access must be granted to entire building. Typical inspection takes approximately 30 minutes inside.
4. Letter of Map Amendment (LOMA) is not inclusive. LOMA may be recommended if site grades vary from Stillwater zone (A\_ Zone) elevations. LOMA’s are used to removed properties from hazard mapping zones that have been inadvertently included by FEMA.

REFER FLOOD MAP FROM GIS.

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1.7 Metes and Bounds Property Survey (MA)

* On site metes and bounds property line survey, expose existing corner pins.
* GPS / Benchrun to NAVD '88
* Metes and Bounds Property Line Survey, existing surface features
* Land Evidence Research at Town Hall+ Survey Recon (Operative documents)
* Prepare Class 1 Survey Plan - CAD file available for prime use.
* Staking not inclusive.
* Showing minimum (2) monuments for control (state plane), display on plan.

Estimated Cost: $

107

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1.8 Concept subdivision

Subdivision Conceptual Yield Plan

For single family residential development and planning options:

* Layout existing property information, as per GIS and / or plat map sources.
* Layout regulatory constraints (zoning)
* Review Site Utilities (Per GIS, available info)
* Layout environmental information and constraints (Soils, Wetlands, etc.)
* Design and display proposed roads (if required)
* Contact Town Planner, phone discussion, development history
* Contact DPW (phone / email discuss, add 1-2 hours if visit required) for water and sewer mains in area of concern
* Design and display potential maximum subdivision yield, based on 'by right' configuration.

(Single pass)

* Design and display cluster subdivision yield, if feasible.\*
* \*Option, eliminate cluster for Biologist (PWS) Site Walk and wetlands / soils opinion or GIS sketch map.

Concept design notes:

Concept designs are an informal process, deliverables are roughly drawn plans or sketches intended to conservatively determine potential subdivision yields. The process is designed to determine if a property is viable for a specific purpose and to probe for weak points or limiting factors that may inhibit development or make development practically infeasible. Designs will be undertaken by right configuration (e.g. conforming to ordinance and planning regulations). Potential variance conditions will be noted, but may not be explored. Concepts designs are not suitable for permitting or construction and a significant amount of work will be required to prepare the design set for planning, permitting or construction.

Estimated Cost: $2,500

*50% of the cost of this effort can be credited on future planning and design work.*

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(Section 2)

Civil

200

2.0 Feasibility Analysis – Site Planning.

Commercial, Single Family Residential (no subdivision) or Industrial

For single family residential development and planning options:

* Layout existing property information, as per GIS and / or plat map sources.
* Layout regulatory constraints (zoning)
* Layout environmental information and constraints (Soils, Wetlands, etc.) per GIS
* Design and display proposed roads (if required)
* Contact Town Planner, phone discussion, development history
* Review Site Utilities (Per GIS, available info)
* Contact DPW (phone / email discuss, add 1-2 hours if visit required) for water and sewer mains in area of concern
* Design and display potential Site Layouts per programming

Concept design notes:

Concept designs are an informal process, deliverables are roughly drawn plans or sketches intended to conservatively determine potential subdivision yields. The process is designed to determine if a property is viable for a specific purpose and to probe for weak points or limiting factors that may inhibit development or make development practically infeasible. Designs will be undertaken by right configuration (e.g. conforming to ordinance and planning regulations). Potential variance conditions will be noted, but may not be explored. Concepts designs are not suitable for permitting or construction and a significant amount of work will be required to prepare the design set for planning, permitting or construction.

Estimated Cost: $2,500

*50% of the cost of this effort can be credited on future planning and design work.*

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2.1 Proposed Site Plan, for use in house addition or principal structure planning

Use in Town Permit Applications\*

* Site plan displaying located items, proposed structure (From architect Cad file), property limits, existing conditions, etc. topography in area of concern.
* Limited functional survey.
* Display proposed structure addition area on site plan – with property limits
* Grading Design, drainage paths (no mitigation inclusive)
* Display proposed utilities, grading, surface features (patios, driveways, decks, etc.)
* Sedimentation and Erosion Control, grading, layouts.
* All mechanical components and utilities by others.
* Foundation plan to be provided in CAD by architect, up to $850+ cost may be required for reproduction if not provided. Single pass design only, changes at hourly rates
* Cost is subject to house design
* Environmental Permits not inclusive (e.g. RIDEM, RICRMC, etc)
* Prerequisites: soil eval, survey, house design.
* Variance Applications are not inclusive

Variance Applications at hourly rates, NEI recommends hiring a local attorney for any variance application if owner is unfamiliar with process and procedure.

Estimated Cost: $1,800 based on NEI hourly rates\*\*

201

202

2.2 Soil Erosion and Sedimentation Control Plan

*In conformance with city of Municipality checklist*

* Prepare plan showing site limits, structure, sedimentation and erosion control measures, per town requirements.
* Display proposed structure, driveway, and associated infrastructure (sanitary, drainage, water).
* Display structure, zoning, proposed grading.
* PE Certification

Estimated Cost: $ \* based on NEI hourly rates

202

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2.3 Single Family Stormwater Mitigation Design

* Drywell / Rain Garden, swale or similar feature, as per RI Single Family Stormwater Manual and / or conformance with Municipality Requirements and / or CRMC / DEM
* Note. Municipalities with more stringent requirements (Jamestown, Narragansett, Middletown, etc.) will incur additional design fee and mitigation requriemetns.
* Prerequisites: Soil evaluation, Site Plan, Topographical Survey.
* Cost is subject to results of prerequisites.

Cost: $

203

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2.4 Commercial – Major Land Development (Non-Single Family) Drainage Design

* In conformance with RI Stormwater Design and Installation Standards Manual (RISDISM) 2010
* Hydrocad analyisis
* Report
* Maintenance Requirements.
* Note. Municipalities with more stringent requirements (Jamestown, Narragansett, Middletown, etc.) will incur additional design fee and mitigation requirements.
* Prerequisites: Soil evaluation, Site Plan, Topographical Survey.
* Cost is subject to results of prerequisites.
* RIDEM, CRMC, or state agency permits not inclusive unless noted.

Cost:

204

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2.5 CRMC Assent Application or Freshwater Wetlands in Vicinity of Coast

* Prepare Maintenance Application and submit to CRMC
* Building department / zoning letter (attorney / client)
* Refer. <http://www.crmc.ri.gov/applicationforms/Assentapp.pdf> [Fee based on Est. Proj. Cost]
* Town building permit to be filed by owner.

CRMC + Building Permit Fees to be paid by owner; if additional permit or filing assistance is required it shall be performed at hourly rates.

For Category A Application will be hourly rates (e.g. Variance Application)

\*Subject to Design

Estimated Cost: $

205

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2.6 RIDEM Wetlands Application (P.D. Preliminary Determination) If required

* RIDEM P.D.
* Use Site Plan for Basis of Design.
* Display Wetland flags Soils, Limits of disturbance, erosion and construction control.
* Impact Avoidance.
* Includes Single Family Stormwater Mitigation Design Only (Soil Eval Required)
* Application to Alter Wetlands not included.

Est. Cost: $1,950

Fees: Est. $650 7.11.D.4 (subject to area and cost)

*All design costs are dependent on Existing and Proposed Conditions.*

*Subject to water table and soils evaluation results.*

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ENVIRONMENTAL (Section 3)

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3.1 Soil Evaluation (Class IV)

* Field inspection for Soil Evaluation in conformance with [RIDEM Soil Evaluation Guidance](http://www.dem.ri.gov/programs/benviron/water/permits/isds/pdfs/seg0108.pdf)
* File Application with RIDEM for witness. Required for Alterations, New Construction and Requisite Areas (Island Park, Portsmouth, per RIDEM)
* Prepare Soil Evaluation Forms
* Backhoe / digging equipment to be provided by others; NEI can subcontract, typical rates are approx est. cost $775 per half day. [rates may be higher due to site specific constraints]
* Equipment operator to provide PVC Pipes (perforated) + filter sock for installation in each soil evaluation hole for monitoring (as deemed necessary by Soil Evaluator).
* Add: RIDEM [soil evaluation application](http://www.dem.ri.gov/programs/benviron/water/permits/isds/pdfs/dryapp.pdf) + fee: $200 (official, if required) not required for repairs, except in certain locales.

Cost (NEI): **$875** (approx. 2-4 test pits, per half day) Equipment costs not inclusive\*\*

Soil Evaluation or Subsurface Investigation Notes: (sec. 3.1)

1. Client understands that excavation will be conducted on site by NEI and subcontractors. It is the responsibility of client to inform NEI and subcontractors of the existence and location of any and all underground utilities on site including, but not limited to:  electrical, gas, water, sewer, telephone and cable TV lines, pipes and facilities and individual septic systems, drain lines, tanks, cisterns and the like. NEI, its agents and representatives shall not be responsible for damage to any such utility or structure caused by excavation if NEI was not specifically informed by client of the existence and location of such utility or structure, nor will NEI or its agents and representatives be responsible for any interruption of service or consequential damages arising there from.
2. The soil evaluation involves excavating approximately 3' x 8' hole(s), with an excavator, mini-excavator or backhoe. Equipment choice is based on site specifics, and availability.  This is an invasive process, and will leave tracks in the lawn or yard area, along with temporary loss of grass in the test-hole locations. All efforts will be made by NEI and subcontractors to repair and replace areas of excavation to original condition, but re-seeding, regarding or repair may be necessary by others or owner.
3. If owner is supplying excavation equipment for soil evaluation, a request to NEI to be made to specify the size, type, and age of equipment. Site constraints or subsurface conditions (ledge, dense horizons, etc) may dictate a smaller or larger piece of equipment. Equipment must be suitable to access the site, dig 8’ depth holes within 15-30 minutes, and backfill properly. Additional charges may be applied if equipment supplied is insufficient for test purposes.
4. Wet season monitoring costs are not inclusive. Cases exist where redox is not clear in soils, and wet season monitoring may be beneficial. This process can be performed at hourly rates if NEI finds that there is substantial potential benefit.

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3.2 Wetlands Delineation (PWS)

* Biological site visit - inspection and / or flagging [PWS]
* Delineate wetland edges and provide data sheets.
* Provide sketch map (GIS / Aerial / Approx. flag locations) of flags set.
* Area of concern only
* RIDEM / RICRMC File Review (by PWS) Digital Database search only. Additional cost may be required if physical file review required.
* If no wetlands exist on site, prepare letter stating such.
* Does not include survey grade location of flags unless noted. This is required for permitting.

Add item – 1.4 Feature Location Survey – Locate Wetland Flags [Cost:\_\_\_] If required.

Cost: $1,050 (Delineation and data forms)\*\*

CONFIRM PRICE WITH SUB IF ANY

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KEEP ADDING LIST FROM HERE:

3.3 Septic System Design- New Construction Design (OWTS)

3.3A Topographical Survey for OWTS Design

* Topographical site survey in area of proposed system only.
* T-2 Accuracy (2’ contours)
* Locate structure, waterlines, surface utilities, abutting property limits per DEM Standard for OWTS regulations:

http://www.dem.ri.gov/programs/water/owts/ [Sect. 20.2.3]

Locate storm drain lines (location only)

* Research at Water Dep't, applicable utilities.
* Coordinate basement / crawlspace inspection to determine existing OWTS outlet elevation and location.
* If town water is not available and / or nearby structures are served by wells (public or private), additional costs will be incurred to locate all wells within 200’ – 400’ of the subject property.
* Metes and Bounds , aka \*Class 1 property line survey is not inclusive, cost for limited content boundary survey of $1,500+ (est.) may be required for components near to property limit (<5')
* Assumes CAD file from Architect to be provided. Reproduction charges will be incurred if a suitable CAD file is not provided.

Cost: **$1,950** (not to exceed)

3.3B OWTS design [NEW CONSTRUCTION indicate number of bedrooms]

2, 3 or 4 Bedroom

(Conventional system, contingent upon greater than 4’ water table and available area:

* RIDEM Application Fee: $150\* (per lot) doubles for advanced treatment.
* Soil Evaluation Required, not inclusive.
* RIDEM Fee doubles for advanced treatment systems.
* Variances or similar conditions not inclusive.
* Display sedimentation and erosion control
* Display proposed structure (reproduction charges not inclusive) - Existing Structure (foundation) to remain.

Cost: **$1,450** (conventional)

3.3C Add Item

Advanced Treatment (if required)

* Pressurized or pumped system, e.g. Bottomless Sand Filter (BSF) or PSND Design (in lieu of conventional system or for gentrification): $1,200 additional design estimate (if required) – excluding variance applications.
* There is a possibility RIDEM may insist on a BSF/PSND or advanced treatment if water table, soil evaluation (perc. test) results, or space constraints are present. RIDEM Maintains Separate Design Guidelines for Island Park.

[RIDEM OWTS System Application [ref only]](http://www.dem.ri.gov/programs/benviron/water/permits/isds/pdfs/isdsappl.pdf)

3.3D System conformance

Inspections with RIDEM OWTS (Post approval)

* Call in start + requisite inspections.
* Construction Inspection.
* Coordination with installer.
* Conformance per RIDEM Std.

Cost: **$650** (not to exceed)

3.4 Septic System Design- REPAIR Design (OWTS)

Topographical Survey for OWTS Design

* Topographical site survey in area of proposed system only.
* T-2 Accuracy (2’ contours)
* Locate structure, waterlines, surface utilities, abutting property limits per DEM Standard for OWTS regulations:

http://www.dem.ri.gov/programs/water/owts/ [Sect. 20.2.3]

Locate storm drain lines (location only)

* Research at Water Dep't, applicable utilities.
* Coordinate basement / crawlspace inspection to determine existing OWTS outlet elevation and location.
* If town water is not available and / or nearby structures are served by wells (public or private), additional costs will be incurred to locate all wells within 200’ – 400’ of the subject property.
* Metes and Bounds , aka \*Class 1 property line survey is not inclusive, cost for limited content boundary survey of $1,500+ (est.) may be required for components near to property limit (<5')

OWTS design [NEW CONSTRUCTION indicate number of bedrooms]

2, 3 or 4 Bedroom

(Conventional system, contingent upon greater than 4’ water table and available area:

Cost: $975 (not to exceed for conventional design)

* RIDEM Application Fee: $150\* (per lot) doubles for advanced treatment.
* Soil Evaluation Required, not inclusive.
* RIDEM Fee doubles for advanced treatment systems.
* Variances or similar conditions not inclusive.
* Display sedimentation and erosion control
* Display proposed structure (reproduction charges not inclusive) - Existing Structure (foundation) to remain.

Add Item

Advanced Treatment (if required)

* Pressurized or pumped system, e.g. Bottomless Sand Filter (BSF) or PSND Design (in lieu of conventional system or for gentrification): $1,200 additional design estimate (if required) – excluding variance applications.
* There is a possibility RIDEM may insist on a BSF/PSND or advanced treatment if water table, soil evaluation (perc. test) results, or space constraints are present. RIDEM Maintains Separate Design Guidelines for Island Park.

[RIDEM OWTS System Application [ref only]](http://www.dem.ri.gov/programs/benviron/water/permits/isds/pdfs/isdsappl.pdf)

System conformance

Inspections with RIDEM OWTS (Post approval)

* Call in start + requisite inspections.
* Construction Inspection.
* Coordination with installer.
* Conformance per RIDEM Std.

Cost: $

3.6 OWTS Record Review

* Historical records search for RIDEM records at DEM.

**Est. Cost: $450\* (no records found)**

**Note:**

* System suitability determination (SSD) will be required for alterations or 50%+ expansions.

SSD's generally do not pass without suitable records. Not included.

* If new system requires replacement, new proposal required.

If no records, SSD is not a viable option.

STRUCTURAL (Section 4)

[4.1] Structural Inspection

* Site walk and Review Structure and Foundation Conditions.
* Review FEMA map, zone, and elevation certificate (by others)
* Review existing frame, roof, and support structure, where visible.
* Architectural Plans to be used as layout basis. . CAD files are required to avoid hourly reproduction charges
* Provide Report /Letter (and/ or repair schematics) stating findings of existing conditions or design basis for modifications. If deficiencies are found additional services will be recommended. Deficiencies (screw jacks, cracks, etc.) will be identified wherever possible. Cost for repairs / design may not be included.
* Goal:

General Inspection and report

Specific inspection, area to be altered. Please indicate:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* PE Certification of report only. No designs inclusive.
* Correspondence with building department (if required).\*

Estimated Cost: $1,750 Based on NEI hourly rates

*\*(Autocad drawings, design plans, truss specifications, etc. to be provided by owner/architect)*

Additional fees will be required to perform analysis and design for proposed addition(s). Costs are subject to elevation certificate, permitting requirements, and inspection findings.

[4.2] Structural Design - New Construction

[4.3A] Foundation Plan

* Foundation Layout Plan provided by architect, NEI will provide foundation sections (height, depth, footings, reinforcement, column footings etc.). and reinforcement, as required.
* Architects plan will be used as basis for design, however NEI will require unobstructed access to the structure to verify actual load paths and bearing conditions.
* Specify footings / foundation pad for new columns.
* Specify anchor bolts / hold downs / connectors\*
* Provide breakaway wall standard details and nailing.
* Specify grade beam
* Helical pile design and oversight not inclusive. If it is determined by coder or desire for helical piles to be installed, cost shall be at hourly rates or subsequent proposal.

[4.3B] Framing Plans

* Review Architectural Layouts, plans dated 10.9.2017, A0.0x
* Prepare Structural Drawings (S.0x) and provide plan certification
* Prepare Framing Plans and typical details of design / redline components.
* Certification for structural components.
* Floor joists, rafters and ties, slabs, columns and beams details.

Deliverables:

* Foundation Plan and Details
* Floor framing designs S.00
* Roof framing design S.01 [coordinate with supplier]
* Typical section and details (as required) S.02x (shear wall, hold downs, window pressure rating, etc)
* P.E. Certification

Estimated Cost: $3,500 - $6,000\*\*

*\*\*AutoCAD files must be provided to NEI in suitable form (V. 2014 or eq.)*

*Site inspections / staking are not included. NEI requires site inspections be performed for all designs, time requirements is subject to builder qualifications and other professional inspections.*

SITE (Section 5)

Arch/Design / tbd.

Misc:

DO NOT INCLUDED ITEMS IN RED ON PROPOSAL

GIS IMAGE WITH PROPERTY LINES AND AERIAL MUST BE INCLUDED IN EACH PROPOSAL

USE TWO IMAGES IF NEEDED.

ALWAYS LIST OWNER OF RECORD, ALONG WITH CONTACT.

ALL COSTS MUST BE SIGNED OFF ON BY PROJECT MANAGER.

EACH PROJECT IS DIFFERENT. STANDARDS ARE A GUIDE NOT AN ABSOLUTE.

COST SHOULD BE THE LAST LINE FOR EACH ITEM.

SUBCONTRACTOR INFORMATION (Section 6)

6.1 Lisa Carlisle Architect (as of 3.7.18) **Tag: Lisa**

* Lisa Carlisle
* $150/hr

6.2 Commonwealth Lands Surveyors (as of 3.7.18) **Tag: CLS**

* Curt Nunes
* Billing contact: Rebecca Nunes
* Field $175/hr
* Office $135/hr

6.3 Ecosystem Solutions, Inc. (2018) Tag**: Ecosystems**

* Brandon
* Soil Evaluation
  + $500 (4hrs)
  + Additional $125/hr
* Wetlands (varies) $850-$950
  + Additional $125/hr
* GPS data services
  + $100/hr
* GIS mapping services
  + $125/hr

***For detailed pricing see Standard Rates Schedule:*** *N:\MAIN - 2\PROPOSALS-R\PROPOSAL INFO - RES - RATES 2010\SUB CONTRACTOR AGREEMENTS\ECOSYSTEM\Business Profile*

6.4 Sardelli Survey, LLC (2018) Tag: Sardelli

* Jamie Sardelli
* 1 man field crew /CADD Operator
  + $100/hr (up to 8hrs)
* 1 man Robotic Crew/ 2 man field crew
  + $125/hr (up to 8hrs)
* 1 man field crew/CADD Operator
  + $125/hr (>8hrs/wknd)
* 1 man Robotic Crew/ 2 man field crew
  + $150 (>8hrs/wknd)
* UAV Costs\*
* $1,350 GCP (RI <10 acres); $100/acre >10 (>20 acres-multiple days and travel needs to be included)
* $300 3-D Point Cloud (unclassified) + $25/acre >10
* $600 1” Ortho (additional) + $50/acre over >10

*\* It takes roughly 2 hours per acre for basic plan metrics in a commercial area; this would be significantly less for wooded or homogenous areas with minor extractions needed.*

***For detailed pricing see Standard Rates Schedule:*** *N:\MAIN - 2\PROPOSALS-R\PROPOSAL INFO - RES - RATES 2010\SUB CONTRACTOR AGREEMENTS\SARDELLI\BUSINESS PROFILE*

6.5 Rigor Analytics (RI Drone Services): Tag: Seth

* Seth Fandetti
* UAV only $150/hr
* UAV + RTK GPS $170/hr
* Processing $110/hr

6.6 Tiger Tree Landscaping:

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