

**County of Lancaster
Request for ARPA Funding**

Organization East Cocalico Township Authority

Date 5/3/2022

Submitted By Scott M. Carl, Sr., Authority Administrator Authorized Signature 

Email Address: ~~scarl@eastcocalico.org~~ Phone #: ~~(717) 397-2221~~

Please attach any supporting documentation for consideration. Submission should be in PDF Format.

<p>Project/Item Description</p>	<p>Meadowbrook Area Sanitary Sewer Rehabilitation/Replacement and Water Main Replacement.</p> <p>In 2019, East Cocalico Township Authority (ECTA) conducted a sanitary sewer investigation of the Gehman Basin, which includes all sewers tributary to Gehman Pumping Station. The total length of gravity sewer main inspected was 51,321 linear feet, along with the inspection of 670 sewer laterals and 252 manholes. The investigation identified the need for rehabilitation or replacement of a significant portion of the community's sanitary sewer system. The ECTA also has a history of water main breaks in the same vicinity due to aging infrastructure. Water main replacement in these areas has been scheduled for replacement on ECTA's capital projects budget. East Cocalico Township has a public works project pending to repave the streets within the same focus area, influencing the ECTA to prioritize the sanitary sewer and water main upgrade work.</p> <p>The project will consist of design, survey, permitting, bidding, and construction engineering oversight for the completion of the following:</p> <p>WATER MAIN</p> <ul style="list-style-type: none"> • Replace approximately 10,330 linear feet (LF) of deteriorated 6-in cast iron water main with new 8-in ductile iron water main, including the replacement of 175 laterals, 18 valves, and 11 fire hydrants. <p>SANITARY SEWER</p> <ul style="list-style-type: none"> • Replace approximately 4,160 LF of deteriorated 8-in asbestos cement/vitrified clay sanitary sewer main with new 8-in PVC sanitary sewer main, including the replacement of 10 manholes and 87 laterals. • Complete approximately nine sanitary sewer point repairs to facilitate cured-in-place pipe (CIPP) lining. • Complete CIPP lining of 5,160 LF of 8-in asbestos cement/vitrified clay sanitary sewer main, including 31 manholes and 94 laterals.
<p>Estimated Cost – how cost was derived & provision of partner funds (who is providing, how much and show commitments).</p>	<p>ECTA engineer-of-record, CDM Smith, has completed the design for bidding and prepared an Opinion of Probable Construction Cost for the project:</p> <p>Design Engineering Cost (includes engineering design, permitting, surveying, and bidding): \$318,200 (2,867 hours). <i>Note: The design engineering has been completed. The services have been paid for by ECTA and the project is "shovel ready" pending favorable bid results.</i></p> <p>Construction Cost: \$6,063,000</p>

	<p>Construction Engineering Cost (includes shop drawing review, construction management and oversight, full-time on-site construction inspection and GPS/GIS mapping of the replacement infrastructure): \$600,000</p> <p>Estimated Remaining Total Project Cost: \$6,663,000</p> <p>ECTA is prepared to match up to half of the total estimated project costs, up to \$3,331,500 through existing capital reserve funds, and/or future borrowing as may be required. Note: A letter of support is attached.</p>
<p>Which County ARPA Community-wide Benefit(s) does the project meet?</p>	<p>Improvement to water and sewer infrastructure and clean water conservation.</p>
<p>Briefly explain how the project meets the County's guidelines.</p>	<p>A. The project will repair or replace aging water and sewer infrastructure, thus reducing inflow and infiltration (I&I), pumping costs, treatment costs, and road repairs, while ultimately improving drinking water quality and fire protection for customers in the community. Additionally, the upgrades will minimize main breaks in the future, eliminate current sanitary sewer impacts to groundwater and prevent loss of unused drinking water.</p> <p>B. The funding requested is a one-time event and the project is to be completed prior to 12/31/2024.</p> <p>C. No funding will be required beyond the initial request. Once the project is completed, no funds will be required other than routine maintenance and operating costs.</p> <p>D. The project is to be completed prior to 12/31/2024.</p> <p>E. The ECTA is prepared to match the support of the ARPA funding, if received.</p> <p>F. No administrative, interest, or other fees will be included in the request. Only construction engineering and project construction-related costs are included in the request for funding.</p>
<p>Why should this project be a priority and how will it help the County? Also, if this application is for more than one project, please identify each one, provide information and rank them in order of your priority.</p>	<p>An estimated 8,320,477 gallons of drinking water have been lost in the proposed project area from 2007 to present from water main breaks. These losses impact the demand on the Cocalico Creek and Upper Conestoga River watersheds, both of which supply water to large areas of Lancaster County. Sanitary sewer discharge may also have impact on groundwater quality in the surrounding areas. Repairing and replacing aging water and sewer infrastructure under this project will benefit Lancaster County residents by reducing pumping costs, treatment costs, and road repairs, which then minimizes the amount of future rate increases. Completion of this project also benefits residents by protecting groundwater supplies and improving water quality and fire protection capabilities. The corrective action to repair the infrastructure in need has been planned for in ECTA's capital projects budget and through future borrowing. However, ARPA financial support for the project can permit the ECTA to use current and future borrowed funds for additional water quality and sanitary sewer improvement projects to benefit the county's residents. Note: The engineering design has been completed and paid for by the ECTA and the project is "shovel ready", pending favorable bid results.</p> <p>Funding for the Meadowbrook Area Sanitary Sewer Rehabilitation/Replacement and Water Main Replacement is the higher priority of two projects being submitted by the ECTA. A second project being submitted by the ECTA for "Well F Water Treatment Plant Upgrades", will be submitted under a separate cover.</p>
<p>Will this project require ongoing expense (maintenance, updates) or frequent replacement? Are expenses already being incurred, if so, can they be reduced through this project?</p>	<p>No funding will be required beyond the initial request. Once the project is completed, no funds will be required. Routine maintenance and operating costs will be handled by the ECTA. Excessive pumping costs, treatment costs, road repair costs and labor costs will be reduced by this project.</p>
<p>Project Timeline -- start to finish, and when funding will be needed.</p>	<p>The project design and engineering was completed in April 2022 and the project is currently out for bid with bids due by May 27, 2022. Bid award is anticipated on May 31, 2022 at ECTA's May 31 board meeting. The contract preparation and Notice of Award process is</p>

	<p>planned to start on June 1, 2022 with contract execution occurring at ECTA's June 28, 2022 board meeting. Notice to proceed is planned for issuance on June 29, 2022. Shop drawing submittal review, material and equipment procurement, and pre-construction activities are planned to occur through August 2022 with on-site construction activities starting September 1, 2022 and continuing through March 31, 2024. Project completion and final paving is planned for May 31, 2024.</p> <p>Funding will be requested at the commencement of on-site construction, expected September 1, 2022, to be applied to payment applications as they are received.</p>
<p>Are there other organizations a part of this project? If yes, please list them and their role, including funding. If not, explain why?</p>	<p>ECTA's engineer-of-record, CDM Smith, has completed the design, surveying, permitting, and bidding for the project for a cost not-to-exceed \$318,200.</p> <p>The construction of the project will be completed by a contractor, yet to be determined, upon successful bidding.</p> <p>CDM Smith will provide construction management and oversight on a time and materials basis, based on project progress. Entech Engineering will provide full-time on-site construction observation services to ensure the project is built in accordance with applicable plans and specifications.</p>

ARPA Committee Comments <i>Improve water quality and fire protection capabilities</i>	<i>aging infrastructure, replacing 6in water main with 8in. consistent with Places 2040</i>
ARPA Committee Recommendation <i>Meets eligibility guidelines - *pass to BOC obtained funding commitment letters</i>	
Funding Amount Recommended (if recommended for approval)	\$

APPENDIX A:

EAST COCALICO TOWNSHIP AUTHORITY LETTER OF SUPPORT

EAST COCALICO TOWNSHIP AUTHORITY

102 Hill Road
Denver, PA 17517

(717) 336-1731 • FAX (717) 336-1735
Email water@ecocalicotwpaath.com

May 3, 2022

Tammy Moyer
Deputy Chief Clerk
County of Lancaster
Lancaster Government Administration Center
150 North Queen Street, Suite 715
Lancaster, PA 17603

**RE: LETTER OF SUPPORT/ MEADOWBROOK AREA SANITARY SEWER
REHABILITATION/ REPLACEMENT AND WATER MAIN REPLACEMENT
ARPA GRANT PROPOSAL TO LANCASTER COUNTY**

Dear Ms. Moyer:

On behalf of the East Cocalico Township Authority, I am pleased to offer our support for the proposal being submitted to Lancaster County for American Rescue Plan Act (ARPA) funding for the Meadowbrook Area Sanitary Sewer Rehabilitation/Replacement and Water Main Replacement project. If awarded, the funds will support a water and sanitary sewer infrastructure upgrade project that will greatly impact the residents of East Cocalico Township and surrounding communities in Lancaster County. The project will include:

- Replacement of approximately 10,330 linear feet (LF) of deteriorated 6-in cast iron water main with new 8-in ductile iron water main, including the replacement of 175 laterals, 18 valves, and 11 fire hydrants.
- Replacement of approximately 4,160 LF of deteriorated 8-in asbestos cement/vitrified clay sanitary sewer main with new 8-in PVC sanitary sewer main, including the replacement of 10 manholes and 87 laterals.
- Completion of approximately nine sanitary sewer point repairs to facilitate cured-in-place pipe (CIPP) lining.
- Completion of CIPP lining of 5,160 LF of 8-in asbestos cement/vitrified clay sanitary sewer main, including 31 manholes and 94 laterals.

The completion of this project will reduce inflow and infiltration (I&I), pumping costs, treatment costs and road repairs and, most importantly, improve drinking water quality and fire protection for customers in the community. Additionally, the upgrades will minimize main breaks in the future, eliminate current sanitary sewer impacts to groundwater and prevent loss of unused drinking water.

Tammy Moyer

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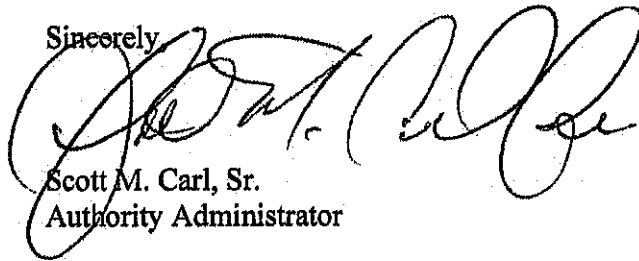
May 3, 2022

The East Cocalico Township Authority guarantees our support of up to \$3,331,500, as a 50% match, to be paid through our capital reserve funds and/or future borrowing as may be required.

The East Cocalico Township Authority is committed to providing a safe and reliable supply of drinking water and corresponding sanitary sewer services, in the most cost-effective manner to its customers. We truly believe this project will support our mission and directly benefit residents of Lancaster County.

We thank you in advance for your time in reviewing our request for ARPA funding assistance and appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Carl, Sr.", written in a cursive style.

Scott M. Carl, Sr.
Authority Administrator

APPENDIX B:

**MEADOWBROOK AREA WATER MAIN BREAK – ESTIMATED WATER
LOSS REPORT**

**Meadowbrook Area Water Main Break - Estimated Water Loss
East Cocalico Township Authority**

Date	Location	Estimated Loss (gallons)
6/17/2007	Scenic Drive	67,000
1/6/2009	Scenic Drive	395,238
2/15/2010	Scenic Drive	323,300
3/12/2011	Scenic Drive	63,968
7/11/2011	Scenic Drive	329,624
6/28/2012	Scenic Drive	219,973
11/25/2013	Scenic Drive	5,252,000
12/11/2013	Scenic Drive	115,436
11/22/2015	Scenic Drive	38,886
11/30/2015	Scenic Drive	34,450
2/14/2018	Lynda Drive	632,666
5/23/2018	Scenic Drive	700
12/11/2019	James Drive	113,414
12/21/2019	Scenic Drive	74,164
11/24/2020	James Circle	555,658
1/4/2021	James Drive	104,000
	Total	8,320,477

APPENDIX C:
**PROJECT PROPOSAL AND OPINION OF PROBABLE
CONSTRUCTION COST**



280 Granite Run Drive, Suite 160
Lancaster, PA 17601
tel: 717-560-7500

January 11, 2021

Scott M. Carl, Sr.
Authority Administrator
East Cocalico Township Authority
102 Hill Road
Denver, PA 17517

**Subject: CDM Smith Revised Proposal
Meadowbrook Area Design, Permitting, and Bidding Services
Sanitary Sewer Rehabilitation/Replacement and Water Main Replacement**

Dear Mr. Carl:

In accordance with the terms of the Agreement for General Engineering Consultation between the Authority and CDM Smith, we are pleased to provide the following proposal for the 2021 Meadowbrook Area Water and Sanitary Sewer Project.

In 2019, East Cocalico Township Authority (ECTA) conducted a sanitary sewer investigation of the Gehman Basin, which includes all sewers tributary to Gehman Pumping Station. The total length of gravity sewer main inspected was 51,321 linear feet. CDM Smith provided a range of rehabilitation/replacement recommendations based on the condition of the sanitary sewer in a July 8, 2020 technical memo. High priority repairs, including open cut replacement and cured-in-place pipe (CIPP) lining, were concentrated in the Meadowbrook area, which includes Scenic Drive, Lynda Drive, James Drive, James Circle, Frederick Street, Kurtis Street, and Connie Drive. In addition, high priority CIPP sewer rehabilitation was identified in Swartzille Road and the interceptor along Little Muddy Creek and its unnamed tributary.

ECTA has a history of water main breaks in the Scenic Drive, Lynda Drive, James Drive, and James Circle area, which has 6-in cast iron water main. Water main replacement in these areas has been scheduled for replacement on ECTA's capital projects budget.

East Cocalico Township is also planning repave the streets in this area within the next couple years.

ECTA decided to focus on the Meadowbrook area for water main replacement and sanitary sewer replacement and rehabilitation in a comprehensive project that will address low, medium, and high priority sanitary sewer recommendations; this includes the streets listed above, as well as a small section of CIPP in Edie Drive. The enclosed figure displays the proposed project area. Overall, this project includes the following:





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WATER MAIN

- Replace approximately 10,330 linear feet (LF) of 6-in cast iron water main with 8-in ductile iron water main, including the replacement of 175 laterals, 18 valves, and 11 fire hydrants.

SANITARY SEWER

- Replace approximately 4,160 LF of 8-in asbestos cement/vitrified clay sanitary sewer main with 8-in PVC sanitary sewer main, including 10 manholes and 87 laterals.
- Complete approximately nine sanitary sewer point repairs to facilitate cured-in-place pipe (CIPP) lining.
- Complete CIPP lining of 5,160 LF of 8-in asbestos cement/vitrified clay sanitary sewer main, including 31 manholes and 94 laterals.

The budgetary capital construction cost estimate for the project is \$3,939,800 (excluding contingency and engineering services). Because of the extensive scope of the project, ECTA prefers to have the engineer design and bid the project in three distinct phases: Base Bid, Alternate #1, and Alternate #2; each of which will cover approximately one third of the project area. The project will also be divided into two separate prime contracts: one for open cut excavation (water and sanitary sewer) and the other contract for CIPP sanitary sewer rehabilitation.

CDM Smith proposes the following scope of services:

A. 30% Design & Survey

1. Contact Pennsylvania One Call to identify any companies and utilities having underground facilities in the project area, including those listed above.
2. Perform a topographic and utility survey (including those listed above) for an overall alignment of 11,620 LF with a width of 20-ft beyond the right-of-way.
3. Conduct a kickoff meeting and site walkthrough with Authority staff.
4. Finalize extents for sanitary sewer rehabilitation and replacement. Evaluate preferred approach for existing asbestos cement sanitary sewers that require replacement.
5. Prepare preliminary plan and profile drawings in AutoCAD at a scale of 1"=20'. 22 plan and profile sheets will be provided, with an estimated 18 additional profile-only sheets to cover areas of the project with both water main and sanitary sewer work.
6. Prepare preliminary detail sheets for traffic control, water/sanitary sewer installation/rehabilitation, pavement restoration, and erosion and sedimentation control. An estimated 8 detail sheets will be provided.
7. Prepare the specifications outline/table of contents.
8. Provide two hardcopy sets and an electronic set of the preliminary plans to the Authority for review.



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9. Prepare preliminary opinion of probable construction cost.
10. Attend one meeting with Authority to review the preliminary plans and specification outline.

B. 90% Design & Permitting

1. Update the plans and specifications to incorporate 30% review comments.
2. Incorporate contract, base bid, and bid alternate delineations on the plans.
3. Prepare contractual and technical specifications, including sanitary sewer rehabilitation, sanitary sewer replacement, and water main replacement. Front end specifications will be structured for two prime contracts, each with a base bid and two bid alternates, and provide clear delineation of the general pipeline contractor's responsibility for overall project management, planning, and paving coordination.
4. Prepare and submit a Highway Occupancy Permit Application to PennDOT for four work areas within the Swartzville Road (SR 897) right-of-way. Review and respond to agency review comments, as required, to obtain required permits.
5. Prepare and submit an NPDES Permit Application to the Lancaster County Conservation District/PADEP, since the total disturbed area will be more than one acre and require coverage under a General Permit for Stormwater Associated with Construction Activities. Review and respond to agency review comments, as required, to obtain required permits.
6. Prepare a pre-final opinion of probable construction cost.
7. Provide two hardcopy sets and an electronic set of plans and specifications to the Authority to review.
8. Attend one meeting with Authority to review plans and specifications.

C. 100% Design

1. Finalize plans and specifications for bidding, incorporating 90% review comments.
2. Finalize the opinion of probable construction cost.

D. Bidding

1. Provide two hardcopy sets and an electronic set of bid documents to the Authority.
2. Prepare and post bid documents to the PennBid website.
3. Conduct a mandatory pre-bid conference.
4. Respond to bidders' questions and prepare/issue addenda, as required.
5. Review bid results and prepare bid tabulation.
6. Review bid documents, prepare recommendation letter to the Authority, and issue notices of award to the contractors.



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7. Prepare and issue contract document packages (agreements and bonds) to contractors, review contractor executed agreements and bonds, and issue notices to proceed and fully executed agreements/bonds to contractors.

E. Assumptions

1. The contract documents will be divided into two separate prime contracts: one for open-cut excavation water and sanitary sewer work and one for trenchless sewer rehabilitation.
2. The contract documents will include a base bid and two bid alternates to facilitate selecting a partial or complete project scope following bid opening.
3. Total sheet count is estimated at 52 sheets: 1 cover sheet, 3 general sheets, 22 plan & profile sheets, 18 additional profile sheets, and 8 detail sheets.
4. Sidewalks will be restored to meet the preconstruction conditions (extent, width, slope, etc.). The proposed work includes three localized work areas that are within or adjacent to existing sidewalks, particularly for the installation of new laterals. Due to the limited impact of the proposed work and the configuration of the existing sidewalks, improvements to comply with ADA accessibility are assumed to not be required and are therefore not included in this scope of work. If the Township or PennDOT would require additional sidewalk improvements for ADA accessibility, this could be provided as an additional service.
5. It is assumed that no new easements (temporary or permanent) will be required for this project.
6. The Authority will pay all permit application and bid advertisement fees.
7. A PADEP Public Water Supply Permit (minor modification) and Water Quality Management Permit (minor modification) will not be required.
8. Construction administration and inspection services are excluded. Following bid once the construction scope is defined and upon the Authority's request, CDM Smith will provide a separate proposal for construction services.

F. Schedule

1. CDM Smith will complete the work in accordance with the following schedule:
 - a. 30% Design & Survey: 6 months (including 2 months for survey)
 - b. 90% Design & Permitting: 3 months
 - c. 100% Design: 1 months
 - d. Bidding: 2 months
 - e. **Total:** 12 months



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G. Payment

1. CDM Smith will perform the scope of work outlined above based upon the 2021 billing rates with the following Not-To-Exceed (NTE) Fee. Invoices will be prepared based on the actual hours worked.

a. 30% Design:	\$156,400	(1,324 hrs)
b. 90% Design & Permitting:	\$110,300	(1,064 hrs)
c. 100% Design:	\$37,500	(355 hrs)
d. <u>Bidding:</u>	<u>\$14,000</u>	<u>(124 hrs)</u>
e. Total NTE Fee	\$318,200	(2,867 hrs)

If this proposal is acceptable to the Authority, I would appreciate it if you would sign the appropriate authorization presented below and return one copy to me. On behalf of CDM Smith, I would like to thank the Authority for the opportunity to provide continued engineering services.

Very truly yours,

John O. Hammell, Jr., P.E.
Client Service Leader
CDM Smith, Inc.

Accepted:

East Cocalico Township Authority

Date: _____

Item No.	Description	Unit	Quantity	Unit Cost	Extended Cost
1	8-inch Sanitary Sewer Main - PVC, Replace	LF	3,540	\$ 145	\$ 513,300
2	8-inch Sanitary Sewer Main - PVC, Relocate	LF	1,130	\$ 145	\$ 163,850
3	Sanitary Sewer Manhole - Pre-Cast, Replace	EA	7	\$ 11,500	\$ 80,500
4	Sanitary Sewer Manhole - Pre-Cast, Relocate	EA	6	\$ 11,500	\$ 69,000
5	6-inch Sanitary Sewer Lateral - PVC, Replace	LF	2,155	\$ 180	\$ 387,900
6	6-inch Sanitary Sewer Lateral - PVC, Relocate	LF	343	\$ 180	\$ 61,740
7	6-inch Sanitary Sewer Lateral - Sanitary Wye, Cleanout	EA	94	\$ 500	\$ 47,000
8	Sewer Spot Repair	EA	6	\$ 8,100	\$ 48,600
9	Sewer Spot Repair	LF	140	\$ 140	\$ 19,600
10	Existing Sewer Removal & Disposal - Asbestos Cement	LF	1,535	\$ 55	\$ 84,425
11	Existing Sewer Removal & Disposal - Vitrified Clay	LF	2,090	\$ 30	\$ 62,700
12	Manhole Abandonment	EA	5	\$ 1,200	\$ 6,000
13	Sanitary Sewer Main - CIPP Setup	EA	24	\$ 900	\$ 21,600
14	8-inch Sanitary Sewer Main - CIPP Lining	LF	4,675	\$ 77	\$ 359,975
15	Sanitary Sewer Manhole - Interior Lining	EA	36	\$ 5,200	\$ 187,200
16	Sanitary Sewer Lateral - CIPP Setup	EA	83	\$ 500	\$ 41,500
17	Root Removal	EA	7	\$ 750	\$ 5,250
18	6-inch Sanitary Sewer Lateral - CIPP Lining	LF	2,378	\$ 50	\$ 118,900
19	Maintenance of Flow	DAY	100	\$ 1,100	\$ 110,000
20	8-inch Water Main - DICL	LF	10,021	\$ 155	\$ 1,553,255
20A	8-inch Water Main - PVC C900 (Alternate)	LF	10,021	\$ 165	\$ 1,653,465
21	6-inch Water Main - DICL	LF	32	\$ 155	\$ 4,960
21A	6-inch Water Main - PVC C900 (Alternate)	LF	32	\$ 215	\$ 6,880
22	3/4-inch Water Lateral - Copper, Replace	LF	3,968	\$ 70	\$ 277,760
23	3/4-inch Water Lateral - Copper, Relocate	LF	204	\$ 70	\$ 14,280
24	Water Lateral Assembly - Corp Stop, Curb Stop and Curb Box	EA	177	\$ 1,000	\$ 177,000
25	Fire Hydrant Assembly - Gate Valve, Valve Box, Hydrant	EA	11	\$ 8,100	\$ 89,100
26	6-inch Fire Header - DICL	LF	211	\$ 195	\$ 41,145
26A	6-inch Fire Header - PVC C900 (Alternate)	LF	211	\$ 190	\$ 40,090
27	8-inch Gate Valve and Valve Box	EA	35	\$ 5,200	\$ 182,000
28	6-inch Gate Valve and Valve Box	EA	1	\$ 5,200	\$ 5,200
29	Remove Existing Fire Hydrant and Valve Box	EA	10	\$ 1,025	\$ 10,250
30	Remove Existing Valve Box	EA	13	\$ 460	\$ 5,980
31	6-inch Tapping Sleeve and Valve	EA	12	\$ 6,400	\$ 76,800
32	6-inch Cut and Cap	EA	13	\$ 830	\$ 10,790
33	Temporary Pavement Restoration	SY	3,494	\$ 28	\$ 97,842
34	PennDOT Pavement Restoration	SY	57	\$ 320	\$ 18,086
35	PennDOT Mill & Overlay	SY	625	\$ 72	\$ 45,000
36	Township Road Restoration (CD-1, Detail B)	SY	7,700	\$ 84	\$ 646,788
37	Driveway Restoration (CD-1, Detail D)	SY	47	\$ 234	\$ 11,024
38	Right-of-Way Restoration (CD-1, Detail A)	SY	423	\$ 14	\$ 5,922
39	Curb Replacement	LF	1,107	\$ 45	\$ 49,815
40	Tree Removal	EA	2	\$ 500	\$ 1,000
41	Traffic and Maintenance Control	Lump Sum	1	\$ 75,000	\$ 75,000
42	Mobilization/Demobilization	Lump Sum	1	\$ 250,000	\$ 250,000
43	Erosion and Sedimentation Control	Lump Sum	1	\$ 25,000	\$ 25,000
	TOTAL (includes 10% contingency)				\$ 6,063,000