

INTEGRITY

PROFESSIONAL CONTRACTING, LLC

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Project: Replacement of Existing Hydronic Piping

Location: 7967-A Riggs Rd, Adelphi, MD

Prepared For: The Marylander Condominiums C/O Quasar

Date: January 19, 2026

1. PROJECT DESCRIPTION

This proposal covers the complete replacement of existing **stainless steel hydronic supply and return piping** throughout the 9 buildings (100 units) on the property. Due to the absence of as-built documentation, thermal tracing will be performed to identify the existing piping locations prior to excavation. Based on previous repair history, the piping is anticipated to be located approximately **10–13 feet below finished grade**.

The work includes excavation, removal of existing piping, installation of new underground piping, restoration of disturbed surfaces, interior piping transitions, branch connections to individual units (100), and all associated permits and inspections.

2. SCOPE OF WORK

A. Pre-Construction & Investigation

- Hire a qualified third-party contractor to perform **thermal tracing** of the existing hydronic piping to determine exact underground routing.
 - Mark piping routes and establish excavation limits based on tracing results.
 - Coordinate with property management to minimize disruption to occupants.
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B. Excavation & Trenching

- Excavate trenches throughout the property along the traced piping routes. From boiler room to the 9 buildings

- Trenches to be approximately **42 inches wide** to accommodate both supply and return piping in a single trench, as required by plumbing code.
 - Excavation depth anticipated at **10–13 feet below grade**.
 - All excavation to be performed in **full compliance with OSHA regulations**, including:
 - Shoring, shielding, or sloping as required
 - Safe access and egress
 - Daily trench inspections
 - Maintain site safety fencing and signage as required.
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C. Demolition & Surface Restoration

- Sawcut, demolish, and remove affected:
 - Sidewalks
 - Patios
 - Interior hallways
 - Any additional hardscape or slab surfaces within trench limits
 - Stockpile or dispose of demolished materials as required.
 - Upon completion of underground work, **restore all disturbed areas** to their original condition, including:
 - Concrete replacement
 - Finish matching where feasible
 - Proper compaction of backfill material
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D. Underground Piping Installation

- Remove and dispose of existing 6" stainless steel underground piping.
- Install new **6-inch hydronic supply and return piping** in the same trench.
- Provide **code-compliant gravel bedding** beneath and around piping.

- Ensure proper pipe alignment, spacing, and protection.
 - Pressure test piping as required prior to backfill.
 - Backfill trenches in lifts with proper compaction to prevent settlement.
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E. Building Entry & Mechanical Room Work

- Upon entry into each of the 9 buildings:
 - Install **two (2) new 6-inch isolation valves** (supply and return).
 - Transition from 6" piping to 3" **copper piping** within the building.
 - Install **riser clamps on each floor** to adequately support the new 3" copper riser in each tier in accordance with code and manufacturer requirements.
 - Insulate piping as per code.
 - Make any structural repairs as necessary.
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F. Interior Unit Connections

- Remove drywall as necessary to access piping routes.
 - Install new branch off from main piping into each unit.
 - Reduce piping size to **3/4-inch** to connect to each (100) **privately owned hydronic systems**.
 - Make all necessary hydronic connections within each unit.
 - Test connections to ensure no leaks are found.
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G. Drywall Repair

- Replace all drywall removed for piping installation to code.
- Install fiberglass insulation where necessary.
- Tape, mud, and finish drywall to a **Level 4 finish**.
- Paint newly installed drywall to existing color match.
- Add additional framing as needed.

H. Permits & Inspections

- Pull all required plumbing and building permits.
- Coordinate and schedule inspections.
- Inspections to be performed **in sections**, allowing phased approvals as work progresses.

3. ASSUMPTIONS

- No hazardous materials (asbestos, lead, contaminated soil) are present.
- Existing hydronic systems within units are in serviceable condition.
- Normal working hours apply unless otherwise agreed.
- Utility shutdowns will be coordinated with the owner.
- Access to all work areas will be provided by the owner.

4. EXCLUSIONS

- Engineering or redesign of existing hydronic systems
- Repair or replacement of privately owned equipment beyond connection point
- Unforeseen underground obstructions not identified during thermal tracing
- Hazardous material abatement
- Landscaping beyond hardscape restoration unless specifically noted

5. TOTAL COST

Total Cost \$ 4,775,211.57

Contract Terms and Conditions

Pricing & Validity

Proposal Validity: This proposal is valid for **60 days** from the date issued and is subject to change thereafter.

Price Basis: Pricing is based on current labor rates, material costs, taxes, tariffs, and logistics costs as of the proposal date.

Escalation: Material and labor price increases beyond **10%** or caused by market volatility, supply chain disruption, or regulatory changes shall result in equitable price adjustments.

Scope Definition

Defined Scope Only: This proposal is strictly limited to the scope expressly described herein. Any work not specifically included is excluded.

No Implied Services: No services, deliverables, or obligations shall be implied beyond those explicitly stated.

Assumptions: Pricing is based on stated assumptions; deviations may require scope and price adjustments.

Change Orders

Written Authorization Required: No changes shall be performed without a written, authorized change order.

Cost & Schedule Impact: All change orders shall include adjustments to price and schedule as applicable.

Change Order Rates: Changes will be priced at agreed unit rates or time-and-materials with **markup**, overhead, and profit.

Payment Terms

Payment Schedule: Payments shall be made per the agreed milestone or progress billing schedule.

Net Terms: Invoices are payable **Net 30 days** from invoice date.

Late Payments: Late payments accrue interest at **1.5% per month or maximum allowed by law**.

Suspension Rights: Contractor reserves the right to suspend work for non-payment without liability or schedule penalty.

No Retention Reduction: Retainage reductions require prior written agreement.

Deposits & Financial Security

Mobilization Payment: A non-refundable mobilization payment of **10%** is due upon acceptance.

Financial Assurance: Contractor may request evidence of client's financial capacity or payment security (e.g., letter of credit, bond).

Schedule & Delays

Proposed Schedule: Any schedule provided is an suggestion only unless expressly guaranteed in writing.

Excusable Delays: Contractor shall not be liable for delays caused by force majeure, weather, supply chain disruptions, labor issues, regulatory actions, or client-caused delays.

Equitable Extensions: Contractor is entitled to time and cost adjustments for excusable or compensable delays.

Risk Allocation

Site Conditions: Pricing assumes no concealed, hazardous, or unforeseen site conditions. Discovery entitles contractor to adjustment.

Client-Provided Information: Contractor is entitled to rely on the accuracy and completeness of client-furnished information.

Regulatory Changes: Changes in laws, codes, or permitting requirements after proposal date shall be treated as a change in scope.

Warranty & Liability Limits

Limited Warranty: Contractor warrants work will be performed in accordance with industry standards. No other warranties, express or implied, apply.

Liability Cap: Contractor's total liability shall not exceed **the contract value or a defined dollar cap**.

No Consequential Damages: Contractor shall not be liable for indirect, incidental, or consequential damages, including lost profits.

Insurance & Indemnity

Insurance: Contractor will maintain commercially reasonable insurance consistent with industry standards.

Mutual Indemnification: Each party indemnifies the other for claims arising from its own negligence or willful misconduct.

Termination

For Convenience: Contractor is entitled to payment for all work performed, committed costs, demobilization, and reasonable profit.

For Cause: Contractor may terminate for non-payment or material breach after written notice and cure period.

Dispute Resolution

Governing Law: This proposal shall be governed by the laws of **Maryland, USA**.

Venue: Exclusive venue shall be **Prince George's County**.

Dispute Process: Disputes shall first be escalated to senior management before litigation or arbitration.

Acceptance

Proposal Acceptance: Client acceptance of this proposal constitutes acceptance of these terms unless superseded by a fully executed contract.

Order of Precedence: In the event of conflict, these terms shall prevail over client-issued purchase orders or standard terms unless expressly agreed otherwise in writing.

Performance Bond

Contractor shall provide to the client a performance bond in the amount not to exceed the agreed upon contract price in a form agreed upon by the client.

Acceptance & Signatures

By signing below, the parties acknowledge that they have read, understood, and agree to be bound by the terms, conditions, scope, pricing, and assumptions contained in this proposal.

CLIENT (OWNER)

The Marylander Condominiums

C/O Quasar

Signature: _____

Name (Printed): _____

Title: _____

Date: _____

CONTRACTOR

Company Name: _____

Signature: _____

Name (Printed): _____

Title: _____

Date: _____