TORRISON LLC
STONE & GARDEN

Design Construction Design and Build

422 Main Street Durham, CT 06422
860-349-0119

Proposal

Tuesday, May 28, 2024

May 30th Onsite Mtg w/ Tyler

Harigopal 20240429

Salesperson:

Tyler Gerry

Customer:

Malini Harigopal
67 Main Street
East Haddam, CT 06423

Worksite:

67 Main Street
East Haddam, CT 06423
203-606-7745

#	Item	Description	Qty	Cost
1		**Patio**	0	$19,500.00

Designated Area: Digging base and installation a Full Color Random Pattern Patio
Approximate Size: (+/-) 600 SQFT Approx 12' x 50' a
Larger Patio would add to the cost
Materials / Pattern: Bluestone Natural Cleft and Full Colors Random Pattern
Patio with chip stone between the pieces
Scope of Work:
Excavate area - Install process stone base - Compact
Install chip stone bedding layer - grade & pitch appropriately
Install product to proper elevation & cut to dimension
Install border course around outside perimeter of patio
Install Chip Stone Joints * optional Polymeric Sand Below

****** OPTIONAL ADD or Just Use Chip Stone**
There is 25 bags of polymeric sand included in this proposal, any additional bags will be billed at $90 per bag installed. approx add $2250

This estimate based on visual inspection and is subject to change based on unforeseen field conditions at time of work

If there is a fence that needs to be taken down and reinstalled for access, this will be billed at Time & Material. Unless Customer has their own fence company that they want to hire for the removal and installation.

2		**Boulder Wall**	0	$6,950.00

Designated Area: Along Slope Water Side 100' by 1'-18" Boulder Natural Wall pieces set side by side natural on water side of the project for the patio and along the length of the deck for the smaller area also
Size: 100'x 12"

HIC License # 0641774

Payment Terms
50% Project and Material Deposit
40% on Project Commencement and 10% on Project Completion

We accept all major credit cards!

Material: Boulders 12"-18" boulders and fabric, and crushed stone

Scope of Work:
Prep area for boulders
Set boulders on crush stone base, very natural setting for patio to be installed on water side around it

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4	**Stepping-Stones**	0	$3,775.00

LOWER AREA STEPPING STONES set in grass area, STONE STEPS included from upper patio and around the other side of the deck with these irregular tan stepping stones between the two areas

: Per Discussion - Stepping Stone and soil for the area from one end of the deck to the other with the tan irregular Flagging Stepping stones set in to get from Large patio to the steps on the far side of the deck
- Steps are from the larger patio and also up the slope on far side of the deck
Materials / Pattern: Matching the patio some stepping stones and 7 steps included in this proposal for this space 40' included of steppers included and Seed and Straw included as well

1. Excavate 3 inches, install 2-3 inches of processed stone, compact stone.
2. Lay out stepping stones and cut to dimensions
3.
4. ****** OR remove the stepping stones to this piece of the project and save $1275 the remaining project still includes all the steps for this space

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5	**Patio**	0	

OPTIONAL add $6000 to the Stepping stone option above
Lower Patio behind Deck that will connect to the Larger Patio and connect to the stepping stone path and steps on the other side of the deck also
Designated Area: Bluestone to to match the upper Patio
Approximate Size: (+/-) Approx 300 SQFT (12 x 20)
Materials / Pattern: BLUESTONE NATIURAL CLEFT FULL COLOR
Natural Stone natural Colors
Scope of Work:
Excavate area - Install process stone base - Compact
Install chip stone bedding layer - grade & pitch appropriately
Install product to proper elevation & cut to dimension
Install Chip Stone between joints - compact if applicable

Optional if wanted 15 bags of polymeric sand is optional ($1350 in this proposal, any additional bags will be billed at $90 per bag installed.)

This estimate based on visual inspection and is subject to change based on unforeseen field conditions at time of work

If there is a fence that needs to be taken down and reinstalled for access, this will be billed at Time & Material. Unless Customer has their own fence company that they want to hire for the removal and installation.

6	**Boulder Wall** **Boulder Wall House Side** **Designated Area: Along Slope House Side 50' by 2' tall Natural Fieldstone Wall. * i advise for the 2' wall vs the 18" wall here to retain the grade better** **Size:50'x 24"** **Material: Natural Fieldstone 2' tall and natural jointed cap, mortar, crushed stone, sand** **Scope of Work:** optional Bluestone Path Stone CAP BSNC jointed + $308 Prep area for natural stone wall Set wall on crush stone base and build wall with natural look but mortar added in wall for added strength and retention, the top of the wall will be jointed and will be a natural stone cap, varying size stones on top of the wall, not bluestone cap or perfect 14" cap the top will vary slightly from 12-16" in depth for the natural look This is all on the house side wall Conduits 3/4 under CAP in Spaces #0 ***Steps with int he wall TBD to be added if wanted, Natural Stone Steps appox. $450 installed***	0	$16,500.00
7	**Job Specifications**	0	

Job Specifications: (Unless otherwise noted in services above)
Included in this proposal:
Call Before You Dig
Special tools (compactor, demo saw, blower, excavator)
Estimated material quantities
Use of Customer driveway
Final Grading: from soil on site
Top Soil/$100 a yard installed: Using all the soil from site, only if more is needed would be add but we should have enough
Grass Seed/$180 a bag installed: Included 2 bags
Straw/$100 a bale installed: Included

Not Included - If needed only, but can be added for additional charges
Large Rental Equipment (Lifts, Roller, etc. per day fee):
Carpentry (framing, railings, fences, flashing etc.):
Fences - If access is needed and fence panels need to be removed and reinstalled, TSG can do this at Time & Material, unless customer has their own fence contractor they want to hire for the removal and installation.

Landscaping - Pricing TBD based upon site conditions:
Trenching: Cost is $35 per ft. (Electrical - low and high voltage lighting etc.):
Gas Trenching: Cost is $45 per ft. including sand(plumbing, gas, water etc.):
Drainage Materials - TBD (If deemed necessary during construction):
Haul Out @ $175 per haul out including proper disposal of excavated material:
Irrigation **NOT INCLUDED** unless otherwise noted:
Permit Fees may apply:
Portalet:

Customer Responsibilities:
Customer needs to make TSG aware of any known site conditions: (i.e. Septic, rare plants, un marked private drainage, Irrigation lines - customer needs to have irrigation lines marked prior to project commencing, utilities, dog fences, electrical lines etc.) Any damages to the above listed infrastructure are NOT the responsibility of TSG to repair.

8	**Permits**	0

Permit fees are NOT included in this proposal. Torrison Stone & Garden

will not acquire necessary permits if needed and would pass along costs associated with the acquisition of permits, including but are not limited to the following:

Landscape Design Fees or Engineered Plans
Permit fees based upon project cost
Project manager time & material
Coordination with other professionals and town officials.
Customer Resp for all permitting if needed

9	**MISC ITEMS**	0

Misc items for future discussion

1. Deck repair or secure for added strength or Wash or paint or clean TBD
2. Gazebo install or build but some of the vinyl ones I see are $10,000 12' and screens added are approx $2000 plus installation, or the wood ones pressure treated approx $8000. 12' plus screens $2000 plus installation
*** all to also make sure that the older deck can handle this weight of the installation
I would have you deal with the companies directly on this install
3. Steps from the Deck to Patio areas in wood ? Approx $4000 if wanted as an option in wood in the corner we discussed
4. Steps in the 50' wall ? If you want access from behind the wall add $500 per step May Add These here, May Not Need on Far Deck Side Between Wall & Steps (4?)
6. Swing options from several i looked at that are from even Home Depot from $3-600 wood, not the like the one at our showroom is more like $7000 installed
7. Trenching TBD would need plumber and permitting for this
8. Stone Bench approx $1250 many options

Add total steps attend 7 in Contract included Already

Malini Haryapal
Customer Signature

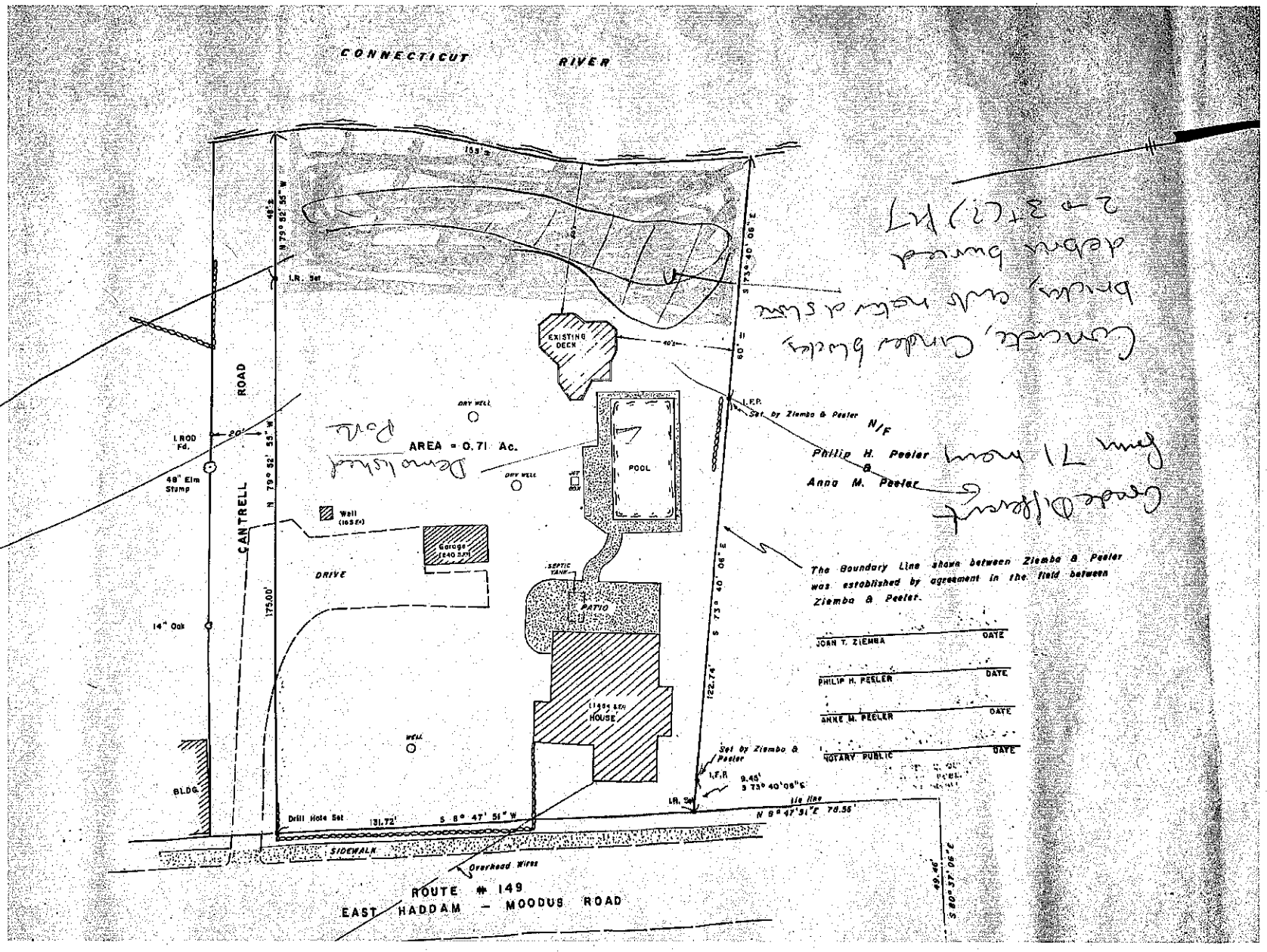
06/01/24
Date

Subtotal:	**$46,725.00**
Tax:	**$2,967.04**
Total:	**$49,692.04**

* Notes & Changes TB

5/30/24

@ w/CAP @ 50,000


CONNECTICUT RIVER
EXISTING DECK
DRY WELL
AREA = 0.71 Ac.
POOL
I.R. Set
I.R.ROD Fd.
48" Elm Stump
CANTRELL ROAD
Wall (165 Ln. Ft.)
Garage (840 Sq.Ft.)
DRIVE
SEPTIC TANK
PATIO
14" Oak
HOUSE
WELL
BLDG.
Drill Hole Set
131.72'
S 8° 47' 51" W
SIDEWALK
Overhead Wires
ROUTE # 149
EAST HADDAM - MOODUS ROAD
I.F.P. Set by Ziemba & Peeler
N/F
Philip H. Peeler
&
Anna M. Peeler
The Boundary Line shown between Ziemba & Peeler was established by agreement in the field between Ziemba & Peeler.
JOHN T. ZIEMBA DATE
PHILIP H. PEELER DATE
ANNE M. PEELER DATE
NOTARY PUBLIC DATE
I.F.R.
9.46'
S 73° 40' 06" E
I.R. Set
Lot line
N 8° 47' 51" E 78.56'
S 80° 37' 06" E
122.74'
S 73° 40' 06" E
175.00'
N 79° 52' 55" W
20'
60'±
153'±

38.0
1.593 ft
69.492 ft
9.96 ft
1.593 ft



