

LANDSCAPING SUBCONTRACTOR — SCOPE SUMMARY

402 E. 8th Street Parking Lot Improvements

Date	June 23, 2026
Project	402 E. 8th Street Parking Lot Improvements
Owner	Holland Charter Township, Ottawa County, MI
Engineer	Prein&Newhof 476 120th Avenue, Suite A, Holland, MI 49424 (Ken Bosma, PE)
Project No.	2260233
Bid Date	Tuesday, July 7, 2026 @ 10:00 AM (sealed paper bid only)
Completion	Within 30 days of Notice to Proceed — no later than October 16, 2026 (Liquidated damages: \$800/day)
Prepared By	Tyler DeJonge, Terracon LLC 616.218.7684 tyler@terraconllc.com

IMPORTANT — READ FIRST

This document is a SUMMARY prepared by Terracon LLC for the convenience of subcontractors reviewing this project. It is NOT an official contract document and is not intended to replace any portion of the bid documents issued by the Engineer (Prein&Newhof).

When pricing and performing the work, you must rely solely on the official files provided by the Engineer — including the full project specifications book, the drawings, and any addenda issued during the bidding period. If anything in this summary conflicts with the official documents, the official documents control.

Bidder is responsible for reviewing the full spec book and drawings, performing their own site investigation, and confirming all quantities, conditions, and specifications.

PROJECT OVERVIEW

Holland Charter Township is building a 30-space parking lot at 402 E. 8th Street and reconstructing approximately 250 feet of roadway (Center Street and West Street) in Ottawa County, Michigan. The site is a former dry-cleaning facility; the existing building and pavement are being removed by a separate Township contractor before construction begins (that contractor's deadline is August 30, 2026).

Terracon LLC is bidding the project as the General Contractor and is requesting your number for the LANDSCAPING scope — topsoil, hydroseed/turf restoration, and the planting schedule shown on the Landscape Plan (Sheet 5).

SCOPE OF WORK

The bid item(s) below are your scope. Provide unit prices for each. The # column is the official bid item number.

#	ITEM	DESCRIPTION	QTY / UNIT	YOUR PRICE
15	Landscaping	Apply 4" topsoil, fertilizer, and hydroseed with MDOT TUF seed mixture (per Section 3.12); plus furnish & install all plants per the Sheet 5 planting schedule (5 trees: 1 Skyline Honeylocust, 2 American Sycamore, 2 White Oak — all 2.5" cal. B&B). Includes mulch rings, staking, and mycorrhizal inoculant. 1-year plant warranty.	1 LS	\$_____

WORK LOCATIONS

LOCATION	APPROX. WALL FACE (SF)	NOTES
402 E. 8th St site & R.O.W.	Turf + 5 trees	Maintained turf restoration (seeding Type A) across disturbed areas; canopy trees per plan. MDOT permit requires disturbed R.O.W. areas to be topsoiled, seeded & mulched to match existing. See Sheet 5.

Review the Sheet 5 Landscape Plan, plant list, planting details, and landscape notes before quoting. Site investigation is the Bidder's responsibility.

NOT IN YOUR SCOPE

These items are part of the overall project but are handled by Terracon directly or by other subcontractors. Do NOT carry them in your number unless discussed separately.

×	ITEM	WHO HANDLES IT
X	Item 16 — Irrigation	By irrigation sub. Coordinate planting with irrigation; the Township is irrigating over the sidewalks.
X	Item 5 — Earthwork / rough grading	By earthwork sub — you place the final 4" topsoil and seed/plant.
X	Items 8–14 — Paving & concrete	By others.

KEY REQUIREMENTS — LANDSCAPING

- Turf restoration: 4 inches of topsoil, fertilizer, and hydroseed with MDOT TUF seed mixture per Section 3.12 of the Standard Spec for Surface Construction (Project Spec 3.06). Observe seasonal seeding limitations and the restoration scheduling requirements (Section 3.13).
- Plantings per the Sheet 5 schedule: 1 Skyline Thornless Honeylocust, 2 American Sycamore, 2 White Oak (*Quercus robur*) — all 2.5" caliper, balled & burlapped. Provide well-shaped, fully branched, healthy stock free of disease, pests, and defects.
- Install trees with mulch rings and hardwood stakes per the Sheet 5 detail. Furnish and apply mycorrhizal inoculant into the planting soil per manufacturer's recommendations.
- Submit samples of inoculant, fertilizer tablets, mulch, and topsoil to the Landscape Architect. The Landscape Architect will field-verify placement of all plantings prior to installation.
- Water all trees/plantings outside irrigated areas to aid establishment. Replace any plant material damaged during installation at your expense.
- Warranty: all plant material carries a 1-year warranty.
- MDOT R.O.W.: all disturbed areas within the right-of-way shall be topsoiled, seeded, and mulched to match existing per MDOT standards (per the MDOT permit).

GENERAL REQUIREMENTS THAT APPLY TO YOUR WORK

- Site sequencing: building/pavement removed by a separate Township contractor (deadline Aug 30, 2026); earthwork by others precedes your topsoil and planting. Completion no later than Oct 16, 2026 — note seasonal seeding limits.
- Pre-construction notice: minimum 72-hour written notice (email acceptable), exclusive of weekends and holidays, to BOTH the Engineer (Prein&Newhof) and Owner before any on-site work. (Section 1.03.05)
- MISS DIG (811): locate all underground utilities before any excavation or sawcutting. Contractor is responsible for damage to any utilities encountered.
- Submittals: electronic via the Prein&Newhof Plan Room (www.preinnewhof.com/plan-room), PDF format, naming "Submittal Number - Spec Section - Description.pdf". The Plan Room login is provided to the GC only — route all submittals through Terracon.
- Insurance: carry your own Commercial General Liability (\$1M per occurrence / \$2M aggregate, incl. products-completed operations), Automobile Liability (\$1M CSL), and Workers' Compensation (statutory; Employer's Liability \$500K) per the project Insurance Specifications. Name TERRACON LLC as additional insured on a primary and non-contributory basis. You do NOT need to name the Township, OCRC, or Prein&Newhof as additional insureds — Terracon carries those owner-side parties as required by the contract.
- Waiver of subrogation: your subcontract will require you to waive rights of recovery (waiver of subrogation) in favor of Terracon, the Owner, the Ottawa County Road Commission, and Prein&Newhof, as required by Insurance Specification 1.4.8.

WHERE TO FIND THINGS IN THE SPEC BOOK

Page numbers below refer to the full project specifications book (the 233-page PDF). Plan items refer to the separate drawing set.

SECTION / TOPIC	PAGE	WHAT'S THERE
Bid Proposal — Unit Prices	pp. 13-15	Landscaping (Item 15, LS).
Project Specs 3.06 — Landscaping	pp. 215-216	Topsoil, fertilizer, hydroseed (MDOT TUF), planting schedule, 1-yr plant warranty.
Standard Spec Section 3 — Surface Construction (3.12, 3.13)	pp. 177-178	Seeding requirements, seasonal limitations, scheduling of restoration.
Insurance Specifications	pp. 139-149	Coverage types, minimum limits, additional insureds.
Plans — Sheet 5 (Landscape Plan)	Drawing set	Plant list, planting schedule, tree planting detail, landscape notes, turf areas.

BIDDING CHECKLIST

- Read Project Spec 3.06 and Standard Spec 3.12/3.13 (pp. 177-178).
- Take off turf/seed areas and confirm the 5-tree planting schedule from Sheet 5.
- Confirm MDOT TUF seed mix, mycorrhizal inoculant, and B&B 2.5" caliper stock availability.
- Account for the 1-year plant warranty and watering of non-irrigated plantings.
- Note seasonal seeding limits against the Oct 16 completion.
- Confirm insurance: name Terracon LLC as additional insured; waiver of subrogation.
- Submit your number to Tyler by end of day Thursday, July 2, 2026.

QUESTIONS

For pre-bid technical questions, the spec routes everything through the Engineer of Record (Prein&Newhof). Submit technical questions in writing through the Prein&Newhof Plan Room. Questions are due 5 business days before the bid; the last addendum is issued 3 business days before the bid. Only written addenda issued by the Engineer are binding — oral interpretations are not.

For coordination with Terracon LLC's bid, contact:

Tyler DeJonge — 616.218.7684 | tyler@terraconllc.com

Thank you for your interest in pricing this work.