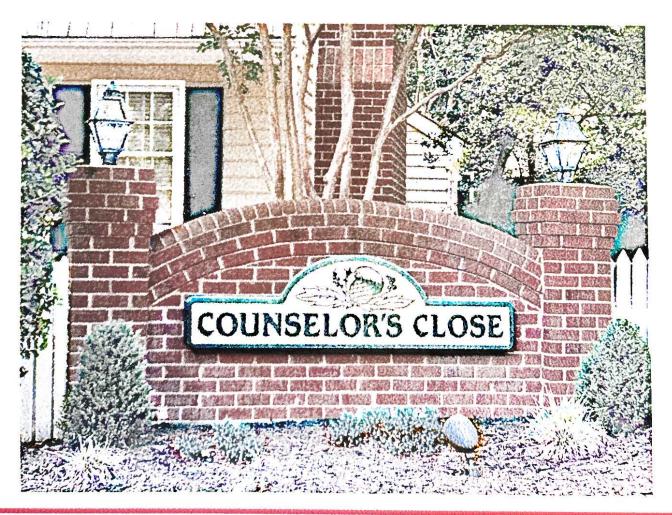


MASSIE CONSTRUCTION & LAND MANAGEMENT'S PROPOSAL FOR THE COUNSELOR'S CLOSE PROPOSED DRAINAGE & SITE IMPROVEMENTS FOR 612, 616, 618, 620, 624, 638, 640, & 642 COUNSELORS WAY





#### A Quality Project Completed Safely and Timely by a Professional Team

June 2, 2024

Ms. Kimberly Mills
Community Manager, CMCA, AMS
Town Management, LLC
Counselors Close Homeowners Association, Inc.
P.O. Box 5010
Williamsburg, Va. 23188

Ref: Massie Construction & Land Management LLC Proposal for Counselor's Close Drainage & Site Improvements 612,616, 618, 620, 624, 638, 640, & 642 Counselors Way

Dear Ms. Mills,

Massie Construction & Land Management LLC is pleased to present this proposal for the Counselor's Close Drainage & Site Improvements 612,616, 618, 620, 624, 638, 640, & 642 Counselors Way Project to Town Management and to the Counselor Close HOA Board Members

Massie Construction & Land Management LLC has provided the following items in this proposal for your review:

- Tab #1: Massie Construction & Land Management Proposal
- Tab #2: Massie Construction & Land Management Team
- Tab #3: Colored Drawings for Area 1 Phase 1
- Tab #4: Colored Drawings for Area 1 Phase 2
- Tab #5: Colored Drawings for Area 1 Phase 3
- Tab #6: Colored Drawings for Area 1 Phase 4
- Tab #7: Colored Drawings for Area 2 Phase 1
- Tab #8: Colored Drawings for Area 2 Phase 2
- Tab #9: Colored Drawings for Area 2 Phase 3
- Tab #10: Colored Drawings for Area 2 Phase 4
- Tab #11: Retaining Wall & Step Plan Detail
- Tab #12: Concrete Flume and Flat Work Plan Detail
- Tab #13: Massie Construction & Land Management LLC Submitted Questions and Structures Group Responses
- Tab #14: N/A
- Tab #15: N/A

If there are any questions or concerns, please contact me at (757)-771-2806 or by email at Scott.MassieCLM@Gmail.com.

Sincerely, List h. Mate

Scott L. Massie



# A Quality Project Completed Safely and Timely by a Professional Team

PO Box 242 Barhamsville, VA. 23011

Scott Massie Cell Phone: (757) 771-2806
Tracie Massie Cell Phone: (757) 870-3661
Caleb Massie Cell Phone: (757) 771-4906
Email: Scott.massieclm@gmail.com
Email: Tracie.massieclm@gmail.com
Email: Caleb.massieclm@gmail.com

2024-023 Kimberly Mills (Williamsburg) Counselors Close Drainage & Site Improvements Rev #1

ATTENTION	PHONE	FAX	MOBILE
Kimberly Mills	757-565-6200	N/A	N/A
COMPANY	DATE	E-MAIL	14/11
Town Management	6-17-24	kimberly@townmanage	ment.net
STREET	PROJECT NAME		
P.O. Box 5010	2024-023 Kimberly Mills (Williamsburg) Counselors Close		
	Drainage & Site Improve	ements Rev #1	0.000
CITY, STATE & ZIP CODE	PROJECT LOCATION		
Williamsburg, Va. 23188	Counselors Way 612, 616, 618, 620, 624, 638, 640, & 642		
ARCHITECT / ENGINEER / PLAN DATE	PROJECT NAME		
Structures Group / Revised Plans	2024-023 Kimberly Mills (Williamsburg) Counselors Close		
Dated 4-11-24	Drainage & Site Improvements Rev #1		

### **PROPOSAL NOTES:**

- 1. This budget proposal expires within 30 days of the submission unless signed by both parties. The signature blocks are at the bottom of this proposal. I spoke to 5 cold the signature
- 2. This budget proposal contains material cost items that the price of the item may vary at the time the proposal is accepted. This additional material cost will be adjusted at the time of the contract signing.
- 3. This budget proposal is an offer subject to credit and contract review and approval. Budgets are estimated based on standard payment terms and conditions and estimated cost could vary pending credit review and acceptance of standard terms and conditions.
- 4. General Payment Terms: 30% deposit is due upon signing of proposal / contract before Massie Construction & Land Management LCC can begin work. This deposit covers our mobilization cost / general conditions and allows us to purchase all the pipe material and get it order immediately. Sometimes the Nyloplast structures can have a delay in delivery. Massie Construction & Land Management LLC will then turn in monthly invoices on the 25th of every month after.
- 5. Payment of each invoice is due within 15 days of the invoice date. Overdue balances will be subject to a late

## DESCRIPTIONS:

We are pleased to submit this proposal to perform the sitework associated with the above-referenced project. This proposal is based on the owner's verbal descriptions of the site and project. This proposal may also be based on the plans drawn up by the above referenced Architect / Engineer with dates as listed below. The scope of work will be limited as described below.

#### PLANS:

- 1. Original Plan Date: Structures Group Original Plan Dated 1-26-24 (Based on site walk through with owner.)
- 2. Revision Plan Date: Structures Group / Revised Plans Dated 4-11-24.

### **GENERAL CLARIFICATIONS:**

- 1. Any contract agreement resulting from this proposal is contingent on mutually agreed upon contract terms, indemnity language, and construction scheduling and on verification of Owners financing.
- 2. Permits, testing, licenses, inspection fees, bonds, engineering, and layout are not included in this proposal.
- 3. This is a total package, base bid scope item breakdown for accounting purposes only. Award of a partial package of selected items will/may require re-pricing.
- 4. Our pricing is subject to a fuel index on trucking and material freight and or deliveries. Pricing contained herein was calculated on a base fuel rate of \$3.80/gal. When the retail price of diesel as listed on the Federal (PADD1C) Atlantic Lower for the US website Administration (www.eia.gov/petroleum/gasdiesel/) exceeds \$3.80.gal, a pricing adjustment will be required
- 5. The proposal is based on current material pricing from local sources. Due to material pricing volatility and supply chain issues beyond our control, pricing and availability of materials are not guaranteed to meet the project requirements or schedule. As such, please note the following conditions associated with our proposal.
  - a. All additional costs related to price escalations and/or obtaining materials at the time of construction from alternate sources due to local unavailability to meet the project schedule, will be the responsibility of the Owner.

AREAITON

- b. All pricing contained within will require updating/verification prior to the commencement of construction.
- c. Material pricing is subject to escalation up to date of delivery on site.
- 6. We accept no responsibility for damage to our work by others.
- 7. Removal of any hidden items like steel, wood, pipe, concrete or any other items of any type is not included.
- 8. All traffic control is to be provided by others.
- 9. Cleanup related to our work operations is included. We assume no responsibility for unidentifiable
- 10. All electric, gas, communication, cable TV and similar lines or facilities are to be relocated or removed as needed by others.
- 11. Our proposal is based on encountering known existing utilities at the locations and elevations shown on the contract drawings. If utilities or obstructions are encountered that are not as shown on the plans, are shown but are lacking information, require additional exploration or relocation, and/or require redesign all additional work will be charged on a time and material basis.
- 12. If additional utilities are encountered that are not shown on the plan that hinder our production and/or cause additional exploration, all work will be charged on a time and material basis.
- 13. All site utilities installed by Massie Construction & Land Management LLC will be run up to 5 foot of the building and terminated. Massie Construction & Land Management LLC does not hook to any building utilities regardless of who installs first.

- 14. Notes and clarifications included in this proposal shall be considered a condition of any subcontract or contract agreement and shall be included in all forms of agreements.
- 15. Any deviations from the specifications or modifications of the terms of this contract and any extra or incidental Work, shall be set forth in writing and signed by both parties prior to the making of such change.
- 16. Any increase or decrease in the contract price resulting from such change shall be included in such writing. Unless advised otherwise, any job superintendent will have the authority to make any changes unless the customer advises Massie Construction & Land Management LLC. to the contrary.
- 17. Massie Construction & Land Management LLC shall be provided with suitable access to the work area. If the Work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit Massie Construction & Land Management LLC to perform its Work in a normal uninterrupted single-shift operation.
- 18. Items not specifically identified are excluded from our price and proposal.

# PROJECT SCHEDULE CLARIFICATIONS:

- The schedule of work is dependent upon suitable weather and ground conditions.
- Schedule is subject to change due to adverse weather conditions and material availability.
- 3. There is the potential for an industry wide shortage of Wood, Vinyl / Plastic and Steel material. Our bid is based on materials being available in a timely manner to complete the project in accordance with a mutually agreed upon schedule. Delays in material availability will require adjustments.
- 4. Our proposal is based on sufficient unencumbered work areas being provided to us in a timely manner to
- 5. Additional costs to perform work outside of the normal construction season and/or under adverse conditions
- Unless a time for the performance of the Work is specified, Massie Construction & Land Management LLC shall undertake it in the course of its normal operating schedule.
- 7. Our proposal is based on a schedule to be mutually agreed upon.

# EARTHWORK CLARIFICATIONS:

- 1. Erosion control as indicated on the bid drawings is included. Any and all erosion control beyond that
- 2. This proposal assumes that all onsite excavation will be suitable as is, in terms of soil classification and moisture content, for placement as fill.
- 3. This proposal assumes that the existing dirt will be usable without excessive mechanical drying, or
- 4. Excavation and filling are included only to the limits indicated on the plans. Any excavation, undercutting, subgrade manipulation and/or filling beyond these limits are additional.
- 5. Removal of excess and/or unsuitable material from the site is not included.
- 6. Importing of fill material is not included.
- 7. Material is to be moved one (1) time only. Multiple handlings are not included.
- 8. A maximum topsoil depth of 4" is assumed.
- 9) Footing, foundation, and retaining wall excavation and backfill is not included.
- 10. Excavation and backfill for electrical and mechanical work (or other trades) is not included.
- 11. Pre-treatment of soils with pesticides or herbicides is not included.
- 12. Pricing does not include environmental testing or monitoring.
- 13. We exclude any responsibility for supervision, testing, removal, disposal, transportation, or inspection of any EPA classified contaminated or hazardous material.
- 14. Drainage will not be guaranteed on any areas that are designed with less than one percent grade.
- 15. Depths indicated are to be construed as average depths.
- 16. If rock of any kind is encountered during the grading and excavation process the work will stop and the rock excavation will have to be addressed in a change order. This proposal does not include any rock excavation.

- Notes and clarifications included in this proposal shall be considered a condition of any subcontract / agreement and shall PROJECT SPECIFIC CLARIFICATIONS:
- 2. This proposal only includes the items discussed in this proposal and shown in the exhibits.
- 3. The cost to replace any demoed landscaping to perform the work per the drawings is not included in this
- 5. In all the yard areas we that are disturbed we will replant them with a contractor's blend seed mixture and
- apply lime and fertilizer. We will stabilize all these yards area with either EC-2 matting or straw. No
- 6. Anywhere we perform work that there is existing mulch we will replace the mulch with new mulch at the
- 7. We have excluded the cost to locate the private utilities on this project. There is no way to truly provide a budget or estimate for this item based on the age of the site and the number of utilities. We have included the time and management to locate the public utilities through 811.
- 8. Massie Construction and Land Management has assumed that all excavated dirt on site is suitable for backfill as is. Meaning no drying efforts or add mixtures will be needed to achieve compaction.

# 2024-023 Kimberly Mills (Williamsburg) Counselors Close Drainage & Site Improvements Proposal (Scope of Work Includes):

# 100. GENERAL CONDITIONS:

- a. Mobilize material, equipment, and trailers.
- b. Contact Miss Utility and generate a utility ticket to have all public utilities marked prior to work starting.
- c. We will locate and pothole any public utilities that are within the work areas.
- d. Project management
- e. Attending owner meetings.
- f. Pickup materials for project
- g. Demobilize from site.

# 200. Area 1 Phase 1:

- a. Install Erosion Control Items
- b. Perform Clearing and Demo Items
- c. Grade for Concrete, Install Stone Base Place Concrete
- d. Install Storm Drain Tie Ins and Timber Landscape Borders for Splash Guards
- e. Backfill Concrete, Respread Topsoil, Seed Bed Prep, Spread Mulch & Stabilize Site

## 300. Area 1 Phase 2:

- a. Install Erosion Control Items
- b. Perform Clearing and Demo Items
- c. Install Storm Drain
- d. Grade for Concrete, Install Stone Base Place Concrete
- e. Backfill Concrete, Respread Topsoil, Seed Bed Prep, Spread Mulch & Stabilize Site

# 400. Area 1 Phase 3:

- a. Install Erosion Control Items
- b. Perform Clearing and Demo Items

- c. Grade for Concrete, Install Stone Base Place Concrete
- d. Backfill Concrete, Respread Topsoil, Seed Bed Prep, Spread Mulch & Stabilize Site

## 500. Area 1 Phase 4:

- a. Install Erosion Control Items
- b. Perform Clearing and Demo Items
- c. Install Concrete Footings for Steps and Retaining Wall.
- d. Install Retaining Wall and piping and backfill items.
- e. Grade for Concrete, Install Stone Base Place Concrete
- f. Backfill Concrete, Respread Topsoil, Seed Bed Prep, Spread Mulch & Stabilize Site

### 600. Area 2 Phase 1:

- a. Install Erosion Control Items
- b. Perform Clearing and Demo Items
- c. Install Storm Drain and Timber Landscape Borders and Splash Guards
- d. Grade for Concrete, Install Stone Base Place Concrete
- e. Backfill Concrete, Respread Topsoil, Seed Bed Prep, Spread Mulch & Stabilize Site?

#### 700. Area 2 Phase 2:

- a. Install Erosion Control Items
- b. Perform Clearing and Demo Items
- c. Install Storm Drain
- d. Grade for Concrete, Install Stone Base Place Concrete
- e. Backfill Concrete, Respread Topsoil, Seed Bed Prep, Spread Mulch & Stabilize Site

#### 800. Area 2 Phase 3:

- a. Install Erosion Control Items
- b. Perform Clearing and Demo Items
- c. Install Storm Drain
- d. Grade for Concrete, Install Stone Base Place Concrete
- e. Backfill Concrete, Respread Topsoil, Seed Bed Prep, Spread Mulch & Stabilize Site

## 900. Area 2 Phase 4:

- a. Install Erosion Control Items
- b. Perform Clearing and Demo Items
- c. Install Storm Drain
- d. Grade for Concrete, Install Stone Base Place Concrete
- e. Backfill Concrete, Respread Topsoil, Seed Bed Prep, Spread Mulch & Stabilize Site

## TOTAL BASE BID:

\$ 256,076.00

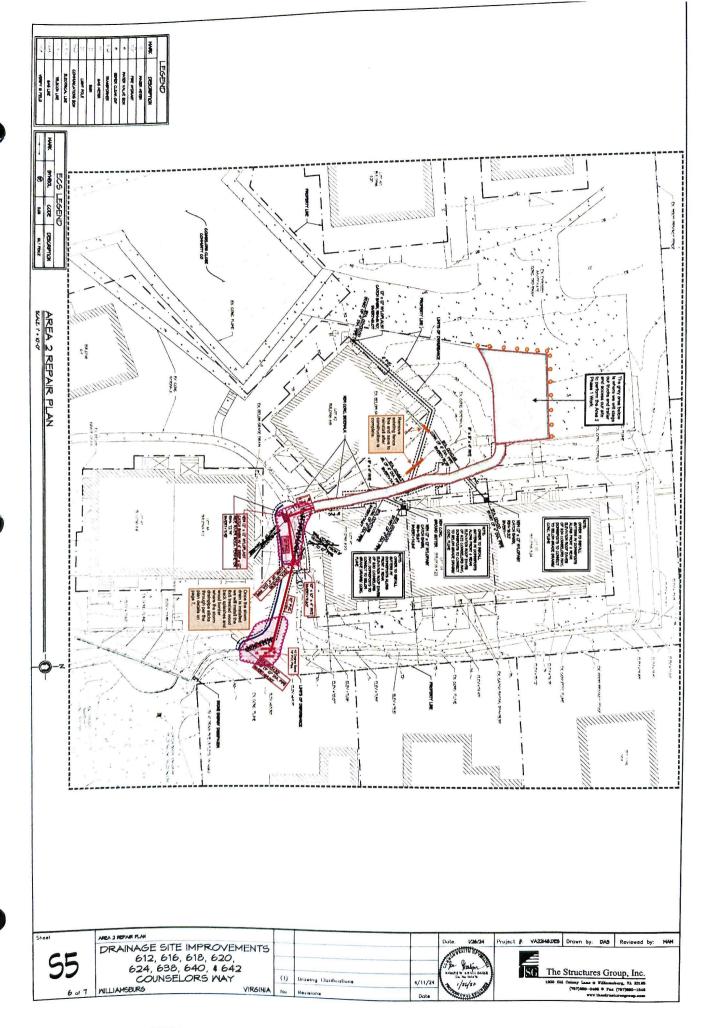
# **ALTERNATE PRICING:**

Customer Intials In Box If They Plan To Use Alternate

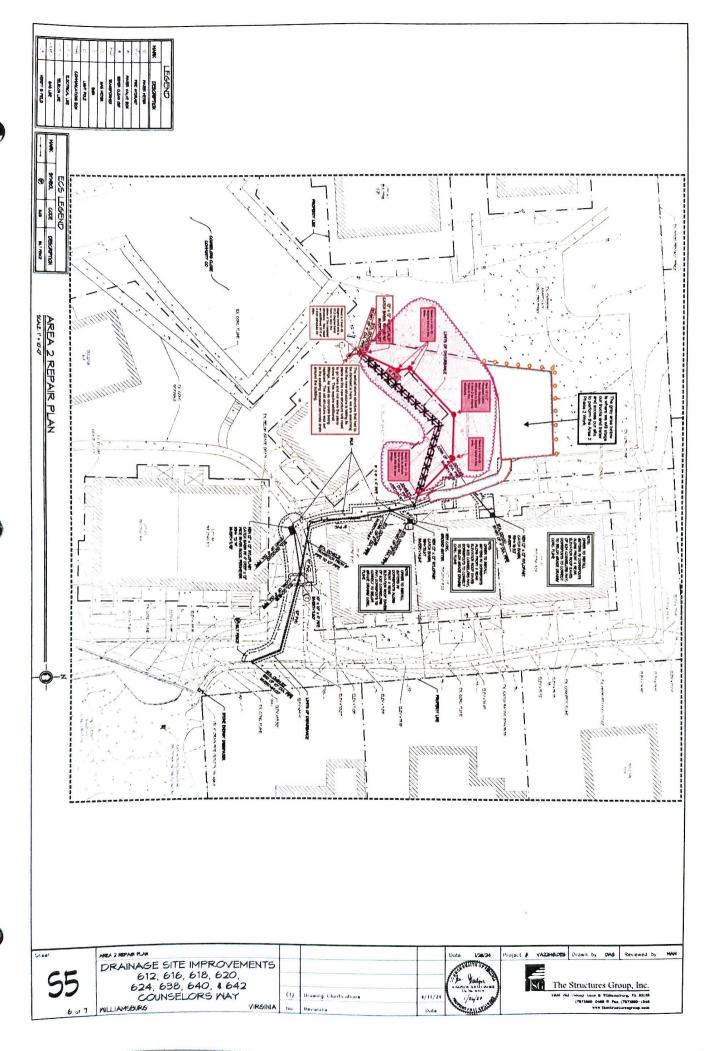
a. N/A				
Customer Intials In Box If They Plan To Use Alternate  Alt. #2: (N/A)  a. N/A	\$ 0.00			
Customer Initials in Box It They Plan To Use Alternate  Alt. #3: (N/A)  a. N/A	\$ 0.00			
PROJECT OWNERS SIGNATURE BLOCK:				
(If Accepted) Print Owner's Name:	Date:			
(If Accepted) Sign Owner's Name:	Date:			
VIDEO AND PHOTO RELEASE:				
Massie Construction & Land Management LLC would like to request permission to video your project and take photos of the project before, during and after construction. This digital information will be used for advertising purposes only for Massie Construction & Land Management LLC. Please print, sign and date the lines below if you are granting us permission to utilize this digital information for our advertising purposes only. No personal information will be shared in any advertisement.				
(If Accepted) Print Owner's Name:	Date:			
(If Accepted) Sign Owner's Name:	Date:			
MASSIE CONSTRUCTION & LAND MANAGEMENT LLC SIGNATURE BLOCK:				
(If Accepted) Print Owner's Name:	Date:			
(If Accepted) Sign Owner's Name:	Date			

## WORK EXCLUDED:

- Temporary and permanent relocation of utilities required by thework.
- 2. Bonds, and Fees.
- 3. Landscaping and nursery work.
- Site electrical.
- 5. Removal, disposal and backfilling of unsuitable material belowsubgrade.
- Pavement markings.
- 7. Acquiring easements or right-of-way.
- 8. Offsite improvements.
- 9. Repair of damage to our work due to the work of other contractors or utilities.
- 10. Pads for mechanical or electrical equipment.
- 11. Backfilling or bracing of walls.
- 12. Priming aggregate base.
- 13. As-built drawings (Mylar or permanent record).
- 14. Handicap or other required signs.
- 15. Testing: soil compaction, geotechnical, and proctor or moisturedensity.
- 16. Performance bond (we can provide if necessary, but will require additional payment to cover premium cost).
- 17. Porous fill under slab.
- 18. Watertight frame and covers.
- 19. Water service connections and meter settings.
- 20. Builders risk insurance.
- 21. Permanent seeding and sodding.
- 22. Water main and services.
- 23. Loading areas, loading platforms and related dumpsterpads.
- 24. Lateral underdrains.
- 25. Asphalt overlay or surface treatment of existingroadways.
- 26. Street markers.
- 27. Roof drains and building connections.
- 28. Removal or disposal of hazardous material, underground tanks, or regulated waste.
- 29. Pavement marking within VDOT R/W (an approved layout from VDOT is required to establish cost).
- 30. Entry into a confined space.
- 31. Electrical tamper switch for Post Indicators (PIV), associated conduit andwiring.
- 32. Excavation and removal of sediment from sediment basins.
- 33. Damages or liability arising from construction storm water runoff due to storm event in excess of design capacity.
- 34. Abandonment of existing wells and/or septic systems
- 35. Installation of additional E&S measures not shown on the plans
- 36. Earthwork not shown on plans, but required to achieve positive drainage
- 37. Irrigation systems, repair to irrigation systems, marking and locating irrigation systems
- 38. Conduit installation
- 39. Watering to establish erosion control vegetation
- 40. Inspection Services / Quality Assurance / Quality Controlservices
- 41. Duct bank installation
- 42. Relocation of existing utilities
- 43. Electrical work of any kind
- 44. We are not responsible for marking or damage to any private utilities.
- 45. Electrical work of any kind
- 46. Installation of or repair to irrigation systems
- 47. The installation of the new landscaping items shown on the drawings are excluded from this proposal.



D. W.





A Quality Project Completed Safely and Timely by a Professional Team

June 2, 2024

Ms. Kimberly Mills
Community Manager, CMCA, AMS
Town Management, LLC
Counselors Close Homeowners Association, Inc.
P.O. Box 5010
Williamsburg, Va. 23188

Ref: Massie Construction & Land Management LLC Team for the Counselor's Close Drainage & Site Improvements Project.

Dear Ms. Mills,

If Massie Construction & Land Management LLC is awarded the Counselor's Close Drainage & Site Improvements 612,616, 618, 620, 624, 638, 640, & 642 Counselors Way Project, we will plan on utilizing the sub-contractors listed below to perform some of the activities on this project. We specifically selected these sub-contractors to perform this work due to their past successful experience within Counselor Close. Our goal is to continue to give Counselor Close the high-quality work that they are used to receiving from these companies.

All the activities will be managed and overseen by Massie Construction & Land Management LLC, and a representative from the company will always be onsite. There will be some scope items that Massie Construction and Land Management will not self-perform but we will manage. The scope of work and activities section provided below will show the assembled team for each necessary operation.

#### Scope of Work / Activities to be Performed by:

- Survey: LRI / Landtech Resources, Inc. will be performing the survey work for this project. Based on our conversations
  with Mr. Hartman Landtech has been performing the stake out for this project already and is familiar with it so it only
  made sense to continue to use their services.
- Erosion Control Installation and Maintenance: Massie Construction & Land Management will self-perform all erosion control items on this project as well as maintenance. A certified land disturber will always be onsite.
- Demo Operations: Massie Construction will self-perform all demo operations on this project.
- Clearing Operations: Massie Construction will self-perform all clearing operations on this project.
- Grading Operations: Massic Construction will self-perform all grading operations on this project.
- Storm Drain Installation: Massie Construction will self-perform all storm drain installation on this project.
- Concrete Placement: Karens Concrete will be performing all the exposed concrete work and footing work on this
  project. Karens Concrete has performed previous concrete work in Counselors Close and has a great reputation for
  producing high quality work.
- Brick Masonry: The masonry work on the project will be performed by RAM Masonry owned by Mr. Minick. Mr.
  Minick has been doing masonry work in Counselor Close for a long time and is very familiar with the type of bricks and
  mortar that are necessary for this project. Mr. Minick company has a very good reputation for producing high quality
  work.

- Hand Railing: The hand railing for the steps in Area 1 will be built by Custom Welding here in Williamsburg. They have visited the site, seen the existing railing, and have produced this railing before. They have been in business for many years and have a very good reputation for producing high quality work.
- Retaining Wall Backfill / Membrane / Drainpipe Installation: Massie Construction & Land Management will be self-performing these operations.
- Timber Landscape Boarders: Massie Construction & Land Management will be self-performing these operations.
- Timber Back Splashes: Massie Construction & Land Management will be self-performing these operations.
- Precast Wheel Stop Installation: Massie Construction & Land Management will be self-performing these operations.
- Topsoil Respread / Seed Bed Prep: Massie Construction & Land Management will be self-performing these operations.
- Mulching & Site Stabilization: Massie Construction & Land Management will be self-performing these operations.

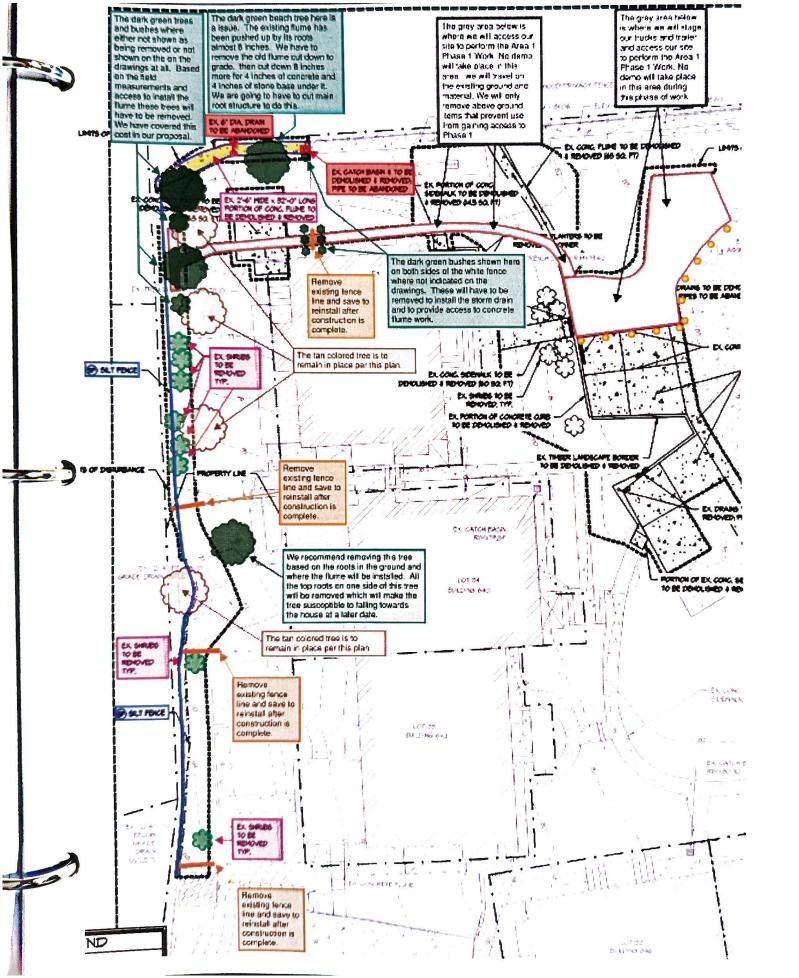
Massie Construction & Land Management is very confident with this team that we will be able to exceed the expectations of Town Management and the Counselor Close HOA. We look forward to this opportunity if it is offered.

Sincerely,

Scott L. Massie

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#### Area 1 Phase 1A Erosion Control Installation The grey area below is The grey area below where we will access s where we will stage our site to perform the our trucks and trailer Area 1 Phase 1 Work and access our site No demo will take place to perform the Area 1 in this area. we will Phase I Work No EX. 2161 MIDE x 821-01 LONG PORTION OF CONG. PLIME TO BE DEHOLISHED 4 REHOVED travel on the existing demo will take place ground and material in this area during EX CATCH BASIN & TO BE We will only remove this phase of work POPOLISHED I REPOYED. EX 6" DIA DRAIN TO BE ABANDONED above ground items that prevent use from gaining access to Phase LIMITS OF DISTURBLE EX CONG. FLUME TO BE D LINETS OF D REMOVED (65 SQ. FT) EX PORTION OF CONC. SIDEMALIE TO BE DEHOLIS & REMOVED (145 SO. PT) ED 1 450-1010 (155.5 SQ. PT) PLANTERS TO BE REMOVES DRIZ Remove existing fence line and save to DRAMS TO BE DEMOLISM reinstall after construction is complete. EX CONTROL EX SHRUBS TO BE REHOVED TYP. EJILDING 638 EX CONC. SIDEMALK TO BE REMOVED (60 SQ. FT) EX. SHRUBS TO BE REHOVED, TYP. EX. PORTION OF CONCRETE CURB TO BE DEHOUSHED & REHOVED EX TIMBER LANDSCAPE BORDER TO BE DEHOLISHED & REHOVED EX. DRAINS TO BE Remove existing fence EX CATCH BASN line and save to reinstall after construction is complete. 101.84 PORTION OF EX. CONG. SIDEMA TO BE DEMOLISHED I REMOVE BUILDING 640 EX SHRUBS 10 BE RBHOVED TYP. Remove existing fence fine and save to SET PEICE reinstall after construction is complete. BUILDING 641 SHA W EX. SHRUBS TO BE Remove existing fence line and save to reinstall after construction is END complete.

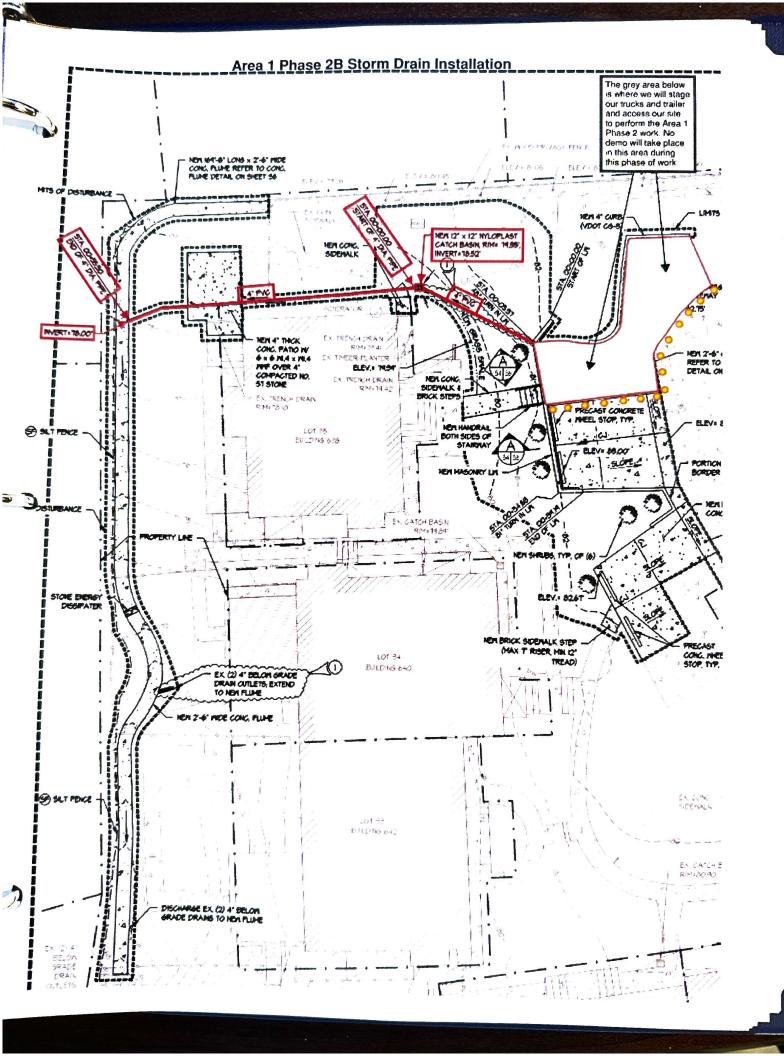


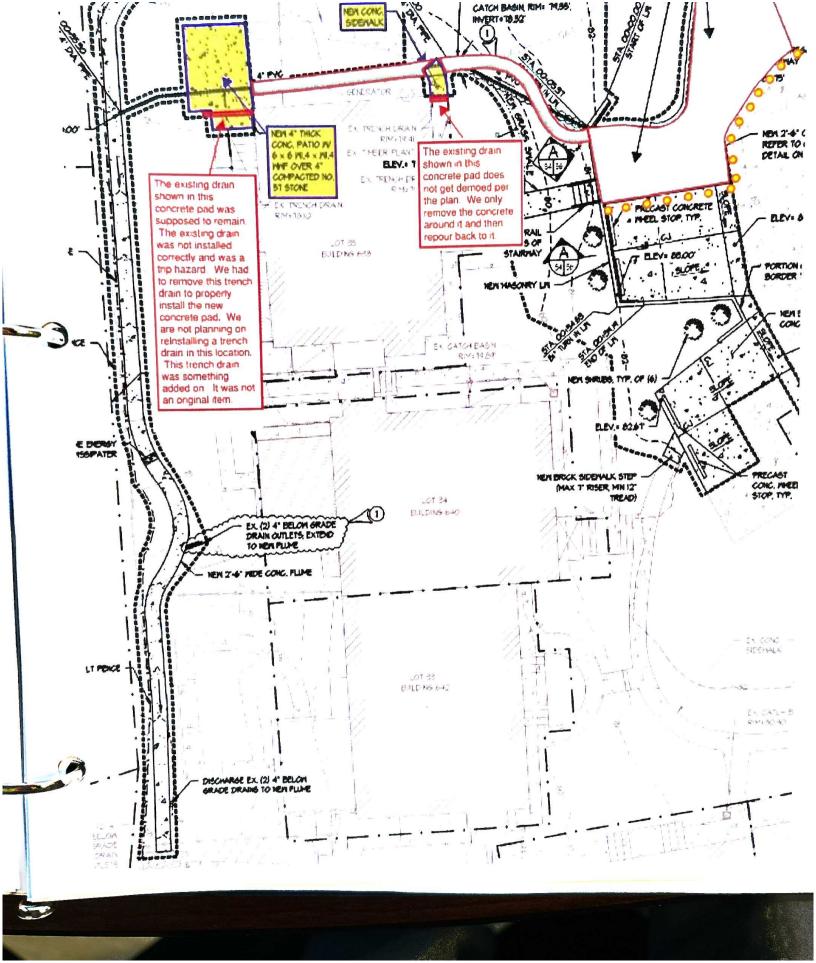
AREA 1 PHASE 4

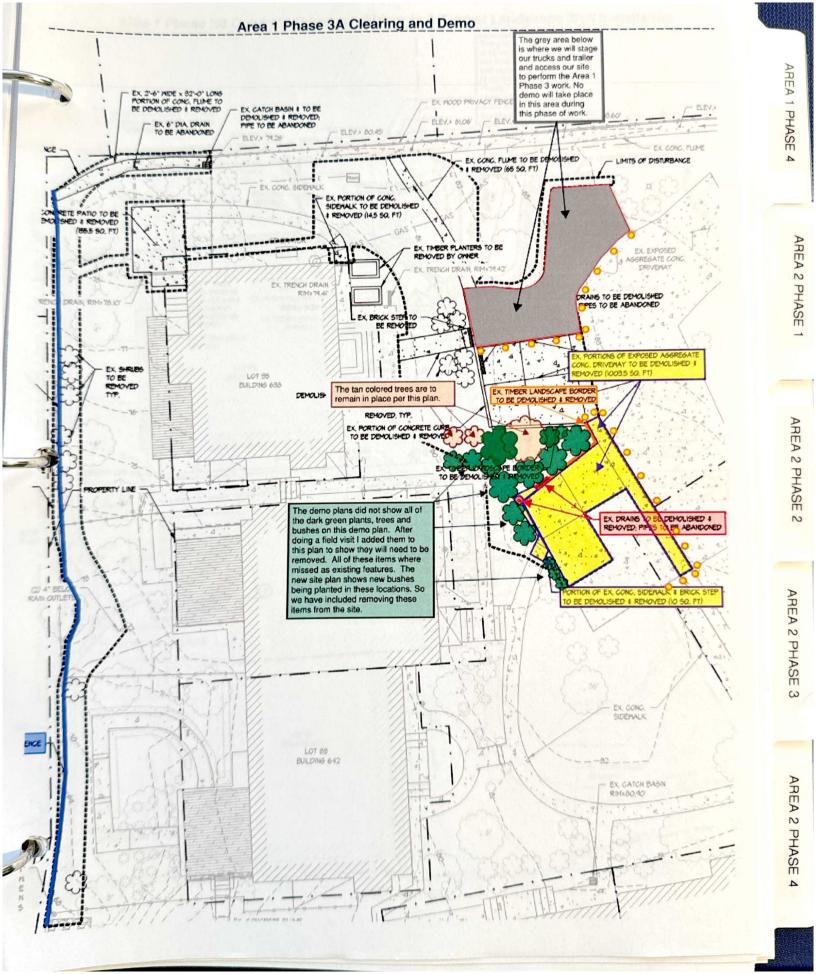
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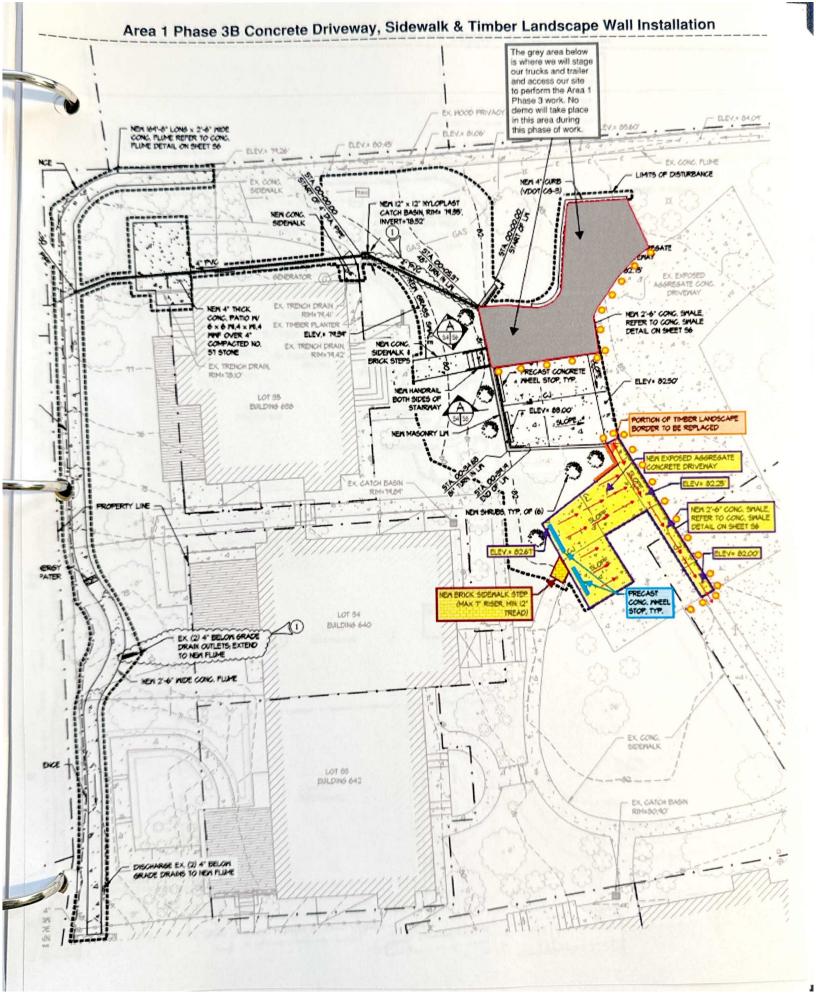
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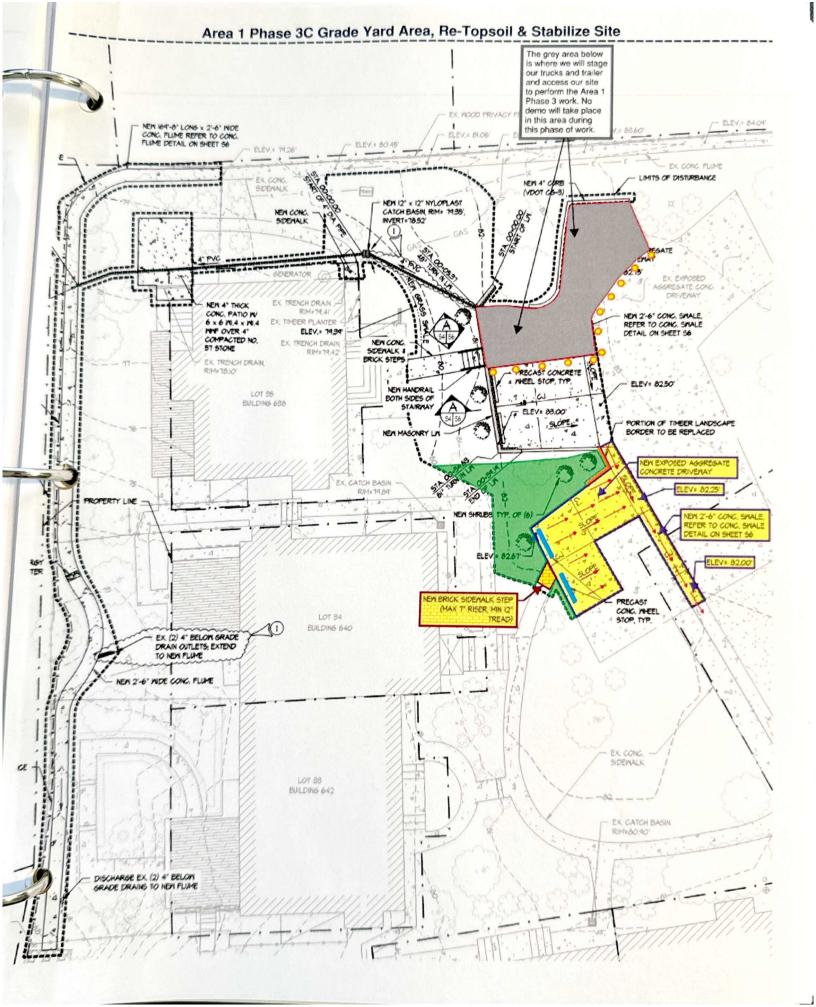
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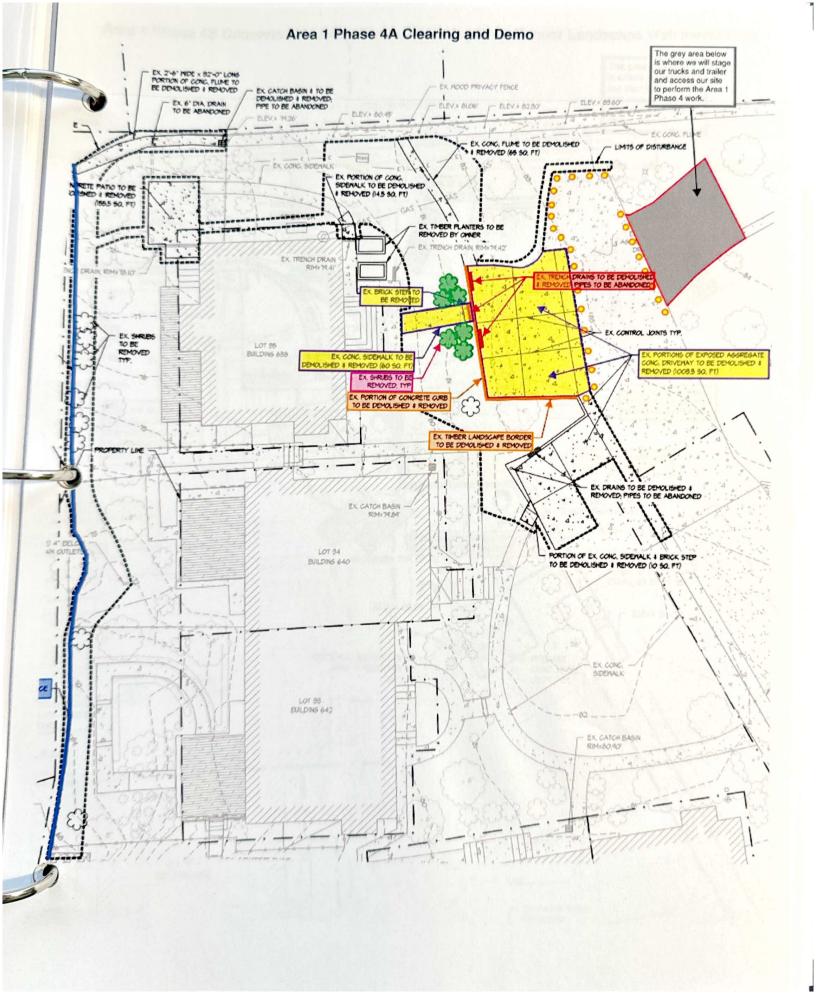




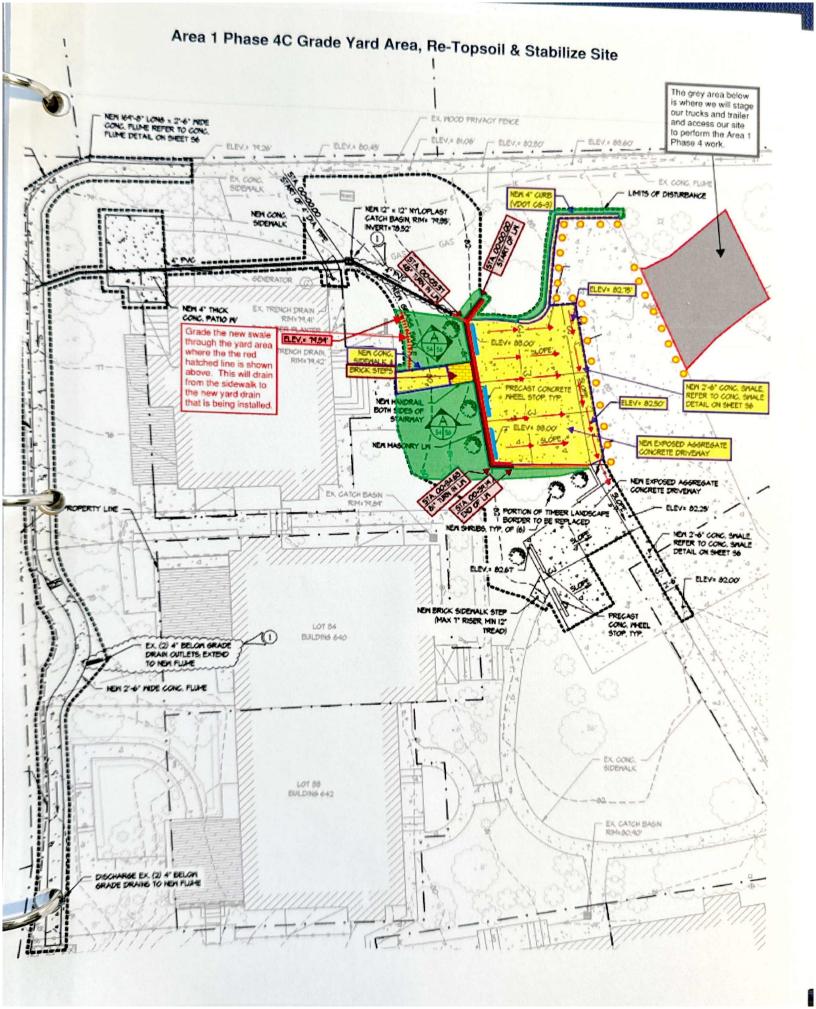


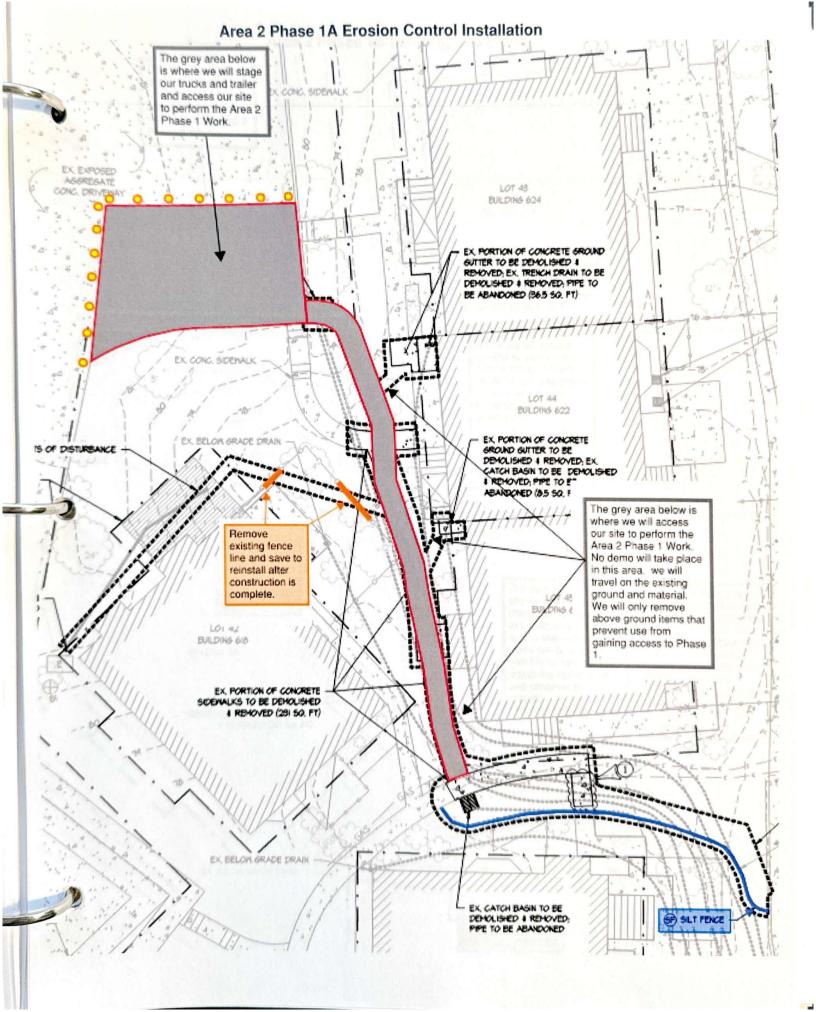






#### Area 1 Phase 4B Concrete Driveway, Swale, Retaining Wall, Timber Landscape Wall Installation The grey area below is where we will stage our trucks and trailer and access our site EX, WOOD PRIVACY FENCE to perform the Area 1 CONC Phase 4 work. ELEV. = 81.06" ELEV.: 82.80 T 56 ELEV. = 79.26 ELEV.: 80.45 EX. CONG. FLUME EX. CONG. LIMITS OF DISTURBANCE SIDEMALK NEW 12" x 12" NYLOPLAST NEW CONC. CATCH BASIN, RIM: 14,35 SIDEMALK INVERT=18.52" GENERATOR EW 4" THICK EX. TRENCH DRAIN ONC. PATIO W RIM: 79,41 EX. TIMBER PLANTER ×6 M.4 × M.4 WE OVER 4" ELEV .: 74.34 COMPACTED NO. TRENCH DRAIN ST STONE RIM: 79,42 EX. TRENCH DRAIN RIM: 78.10 NEW 2'-6" CONC. SWALE, REFER TO CONC. SWALE PRECAST CONCRETE WHEEL STOP TYP The red line in this DETAIL ON SHEET SE LEV= 8250 NEW HANDRAIL picture is the drain BOTH SIDES OF behind the wall that STAIRWAY drains the chimney drain. NEW EXPOSED AGGREGATE NEW MASONRY NEW EXPOSED AGGREGATE CONCRETE DRIVEWAY EX. CATCH BASIN ELEV: 82.25" RIM=79,89 PORTION OF TIMBER LANDSCAPE BORDER TO BE REPLACED NEW 2'-6" CONC. SWALE, REFER TO CONG. SMALE DETAIL ON SHEET 56 ELEV.: 82.67 ELEV= 82.00 NEW BRICK SIDEWALK STEP PRECAST STOP, TYP. (MAX 7" RISER, MIN 12" TREAD) LOT 84 BUILDING 640 BELOW GRADE LETS, EXTEND UME . FLUME EX. CONC. SIDEMALK LOT 58 BUILDING 642 EX. CATCH BASIN RIM=80.90'



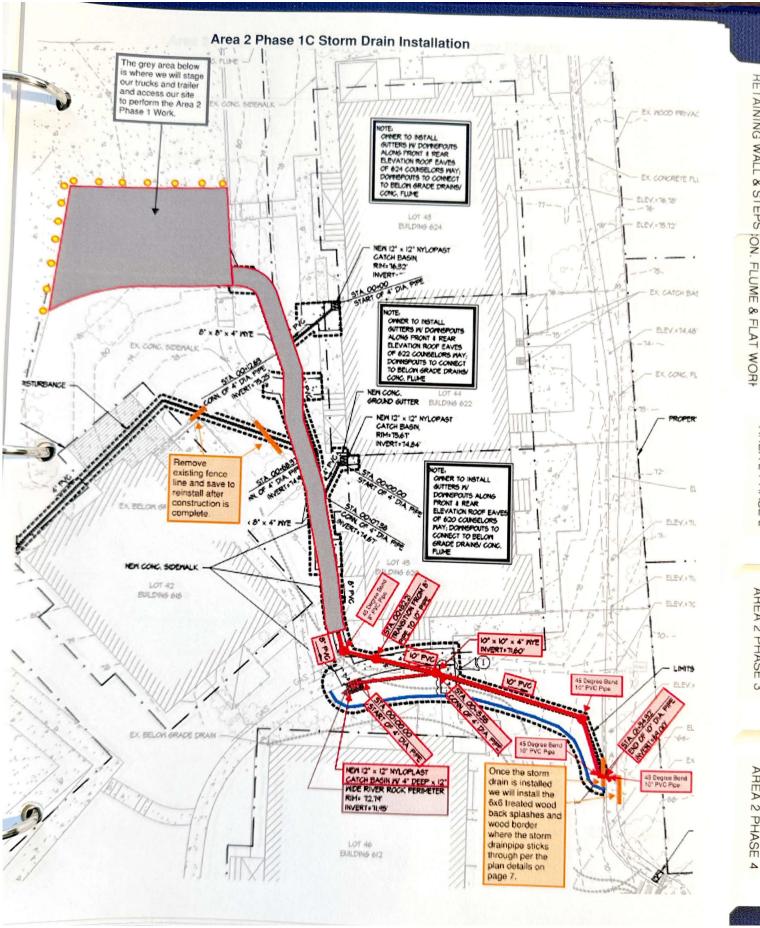


RETAINING WALL & STEPS ON, FLUME & FLAT WORK

AREA 2 PHASE 2

AREA 2 PHASE 3

AREA 2 PHASE



RETAINING

WALL

00 S

TEPS

NO

FLUME

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AREA

N

PHASE

2

AREA

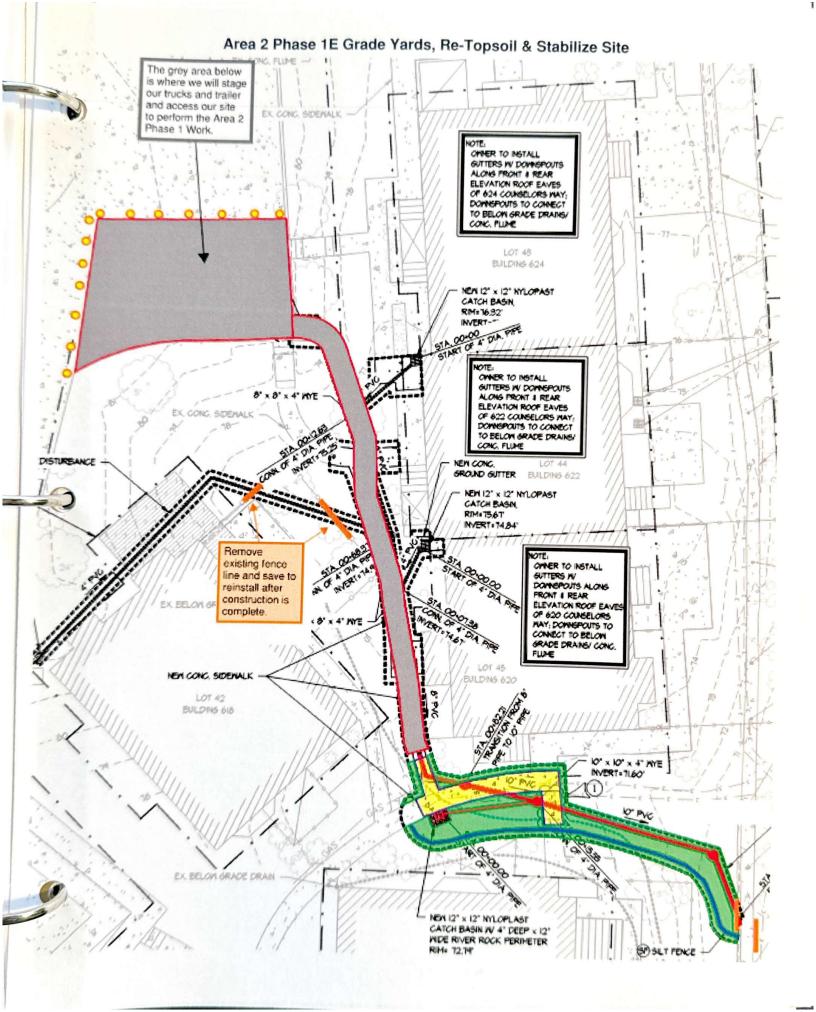
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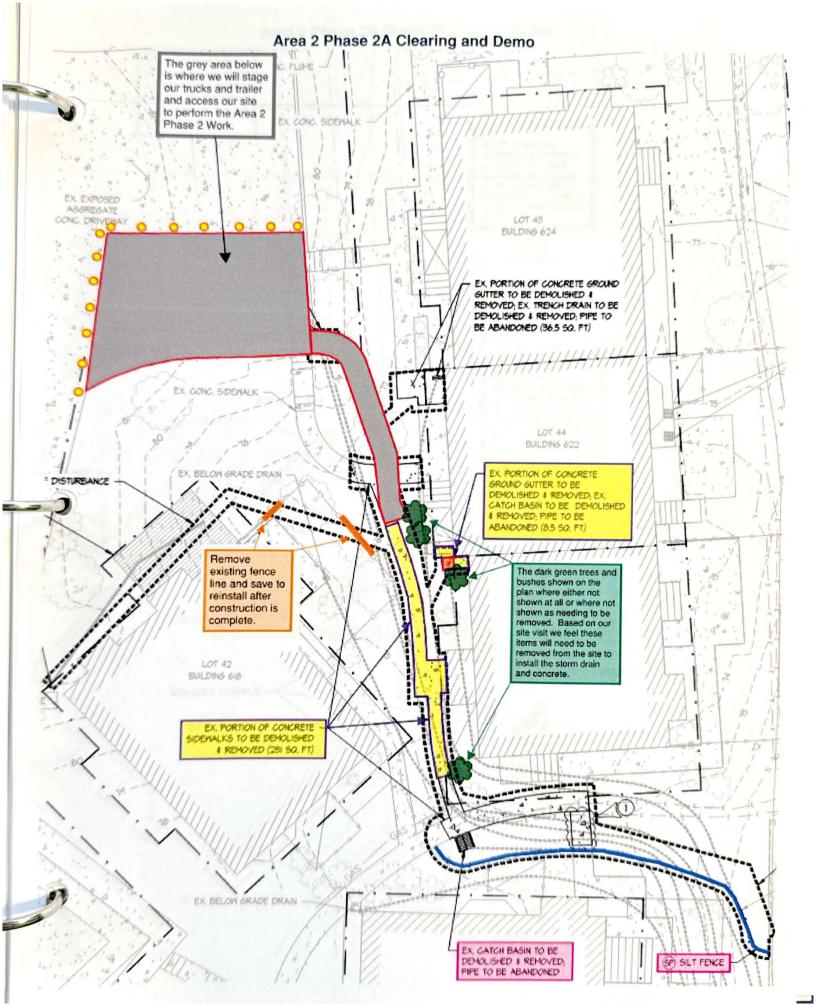
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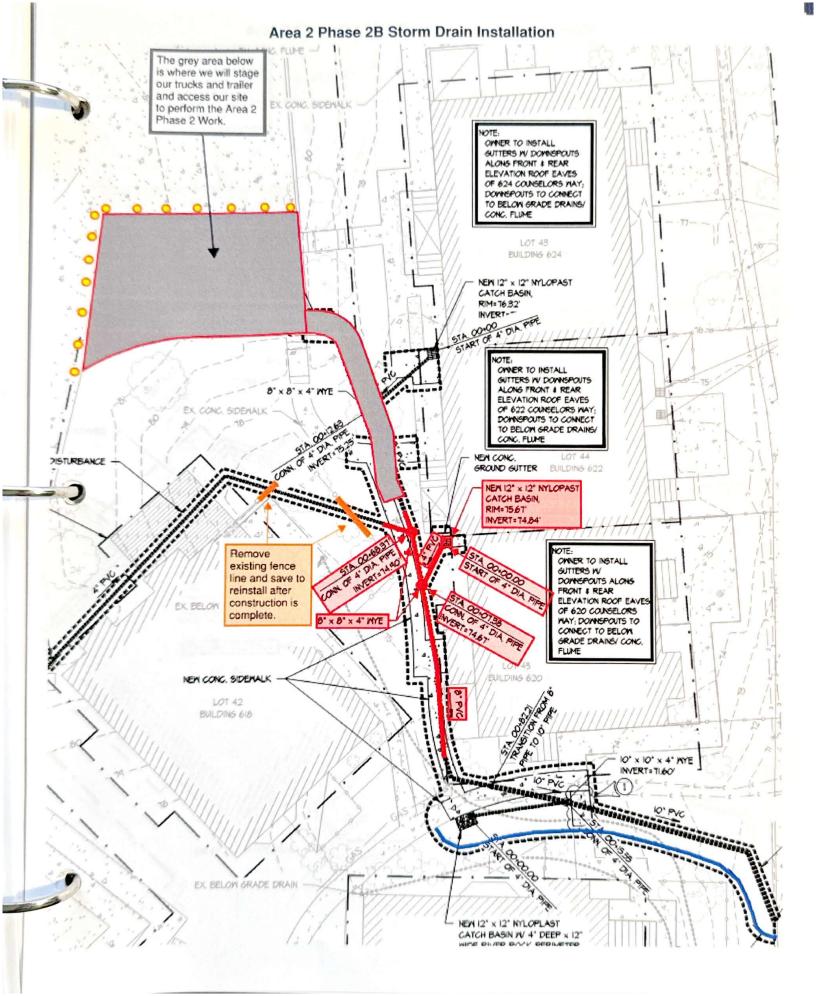
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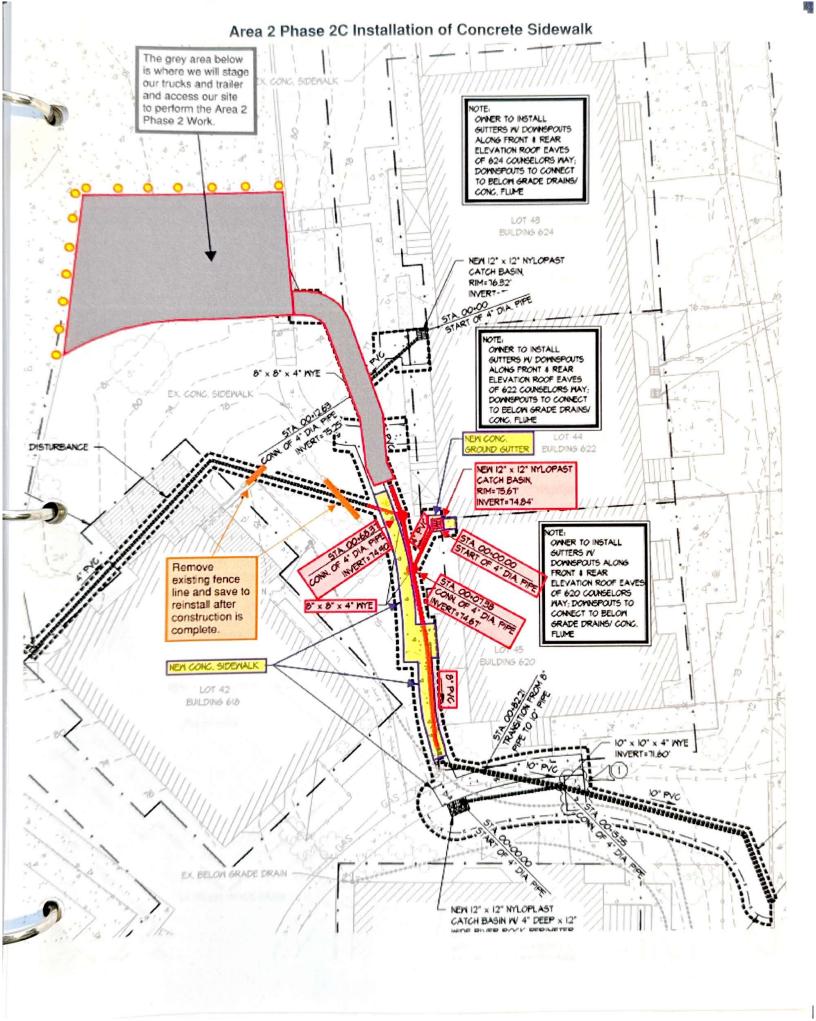
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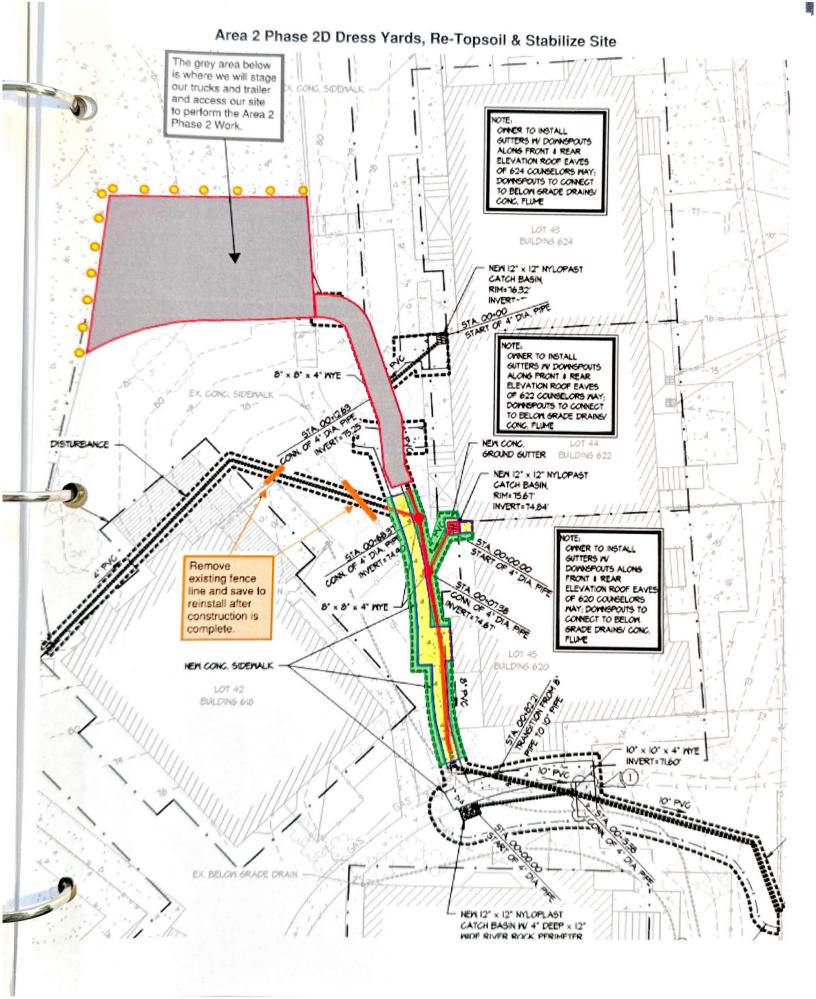
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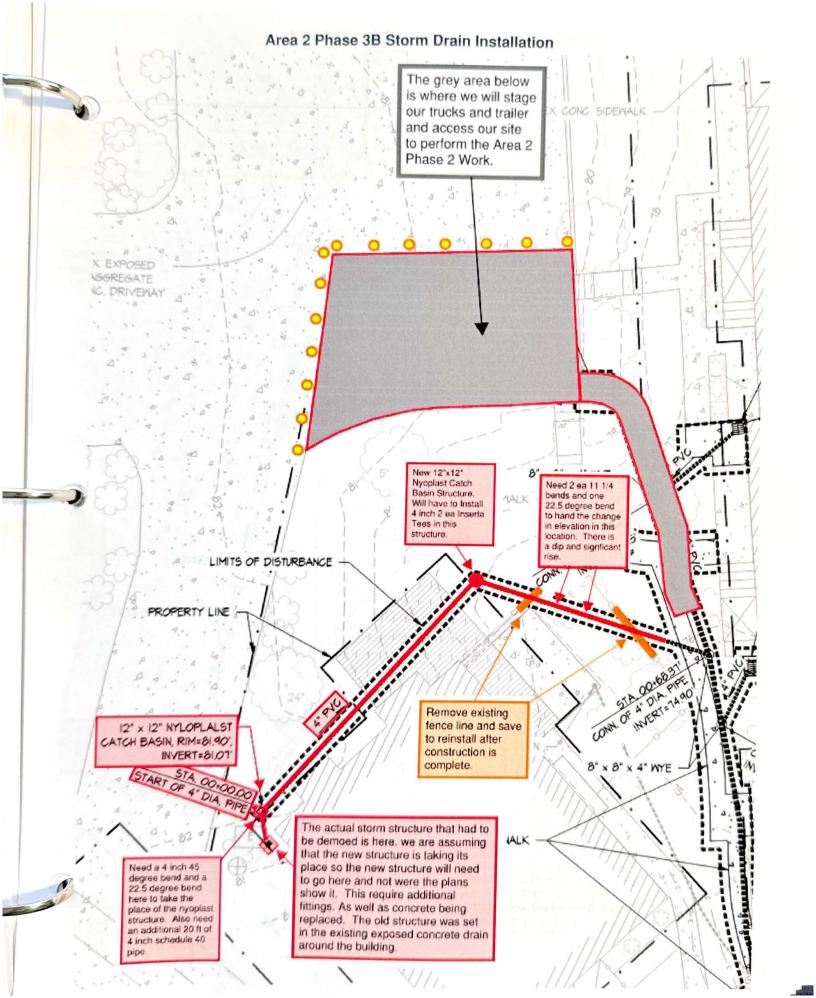


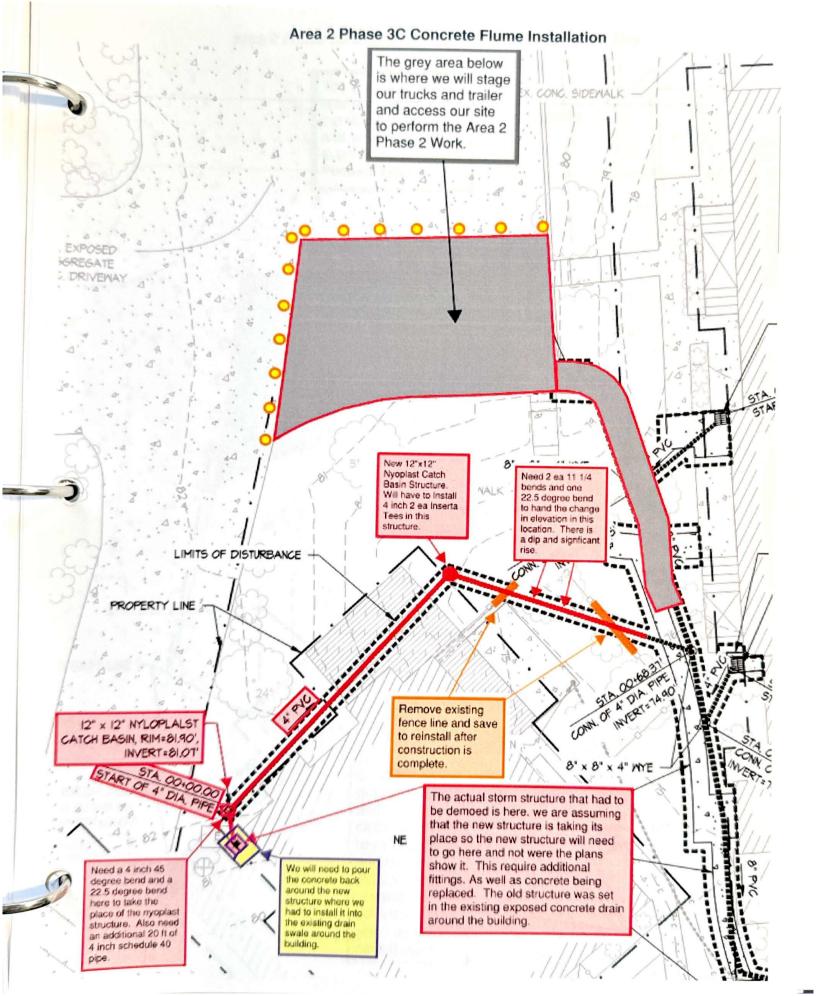




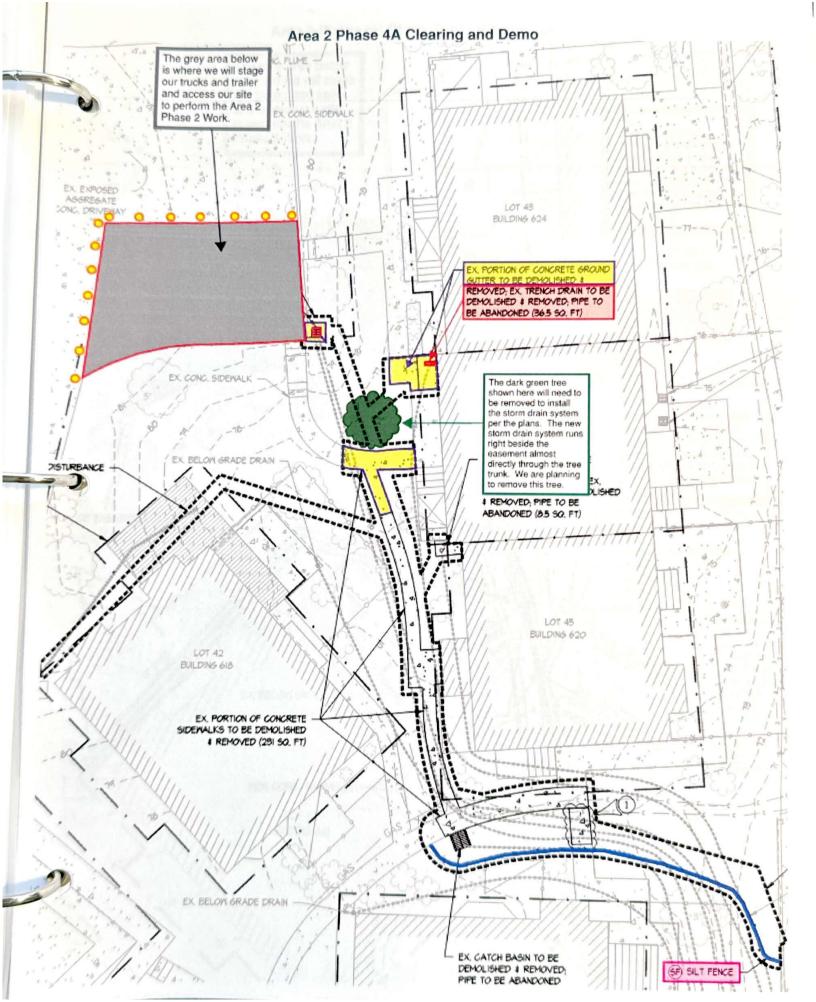


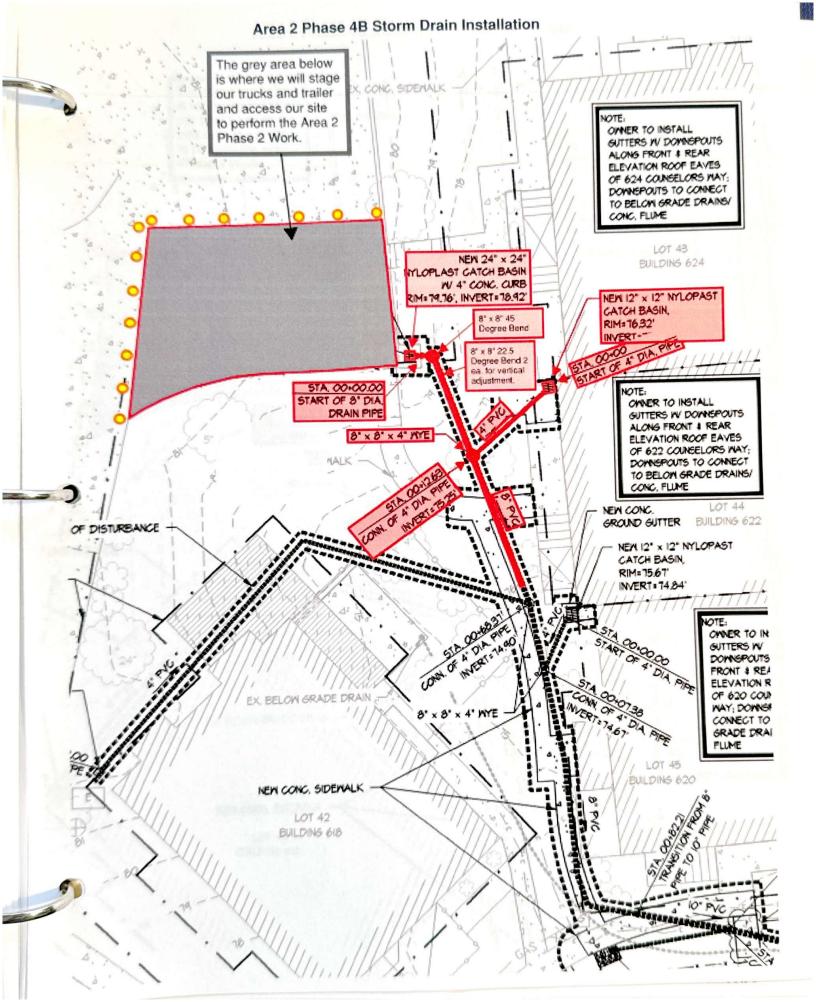
## Area 2 Phase 3A Clearing and Demo The grey area below is where we will stage our trucks and trailer and access our site to perform the Area 2 EX. CONC. SIDEMAL Phase 2 Work. EX EXPOSED LOT 48 **BULDING 624** EX PORTION OF CONCRETE GROUND GUTTER TO SE DEMOLISHED 4 REMOVED; EX. TRENCH DRAIN TO BE DEMOLISHED & REMOVED; PIPE TO BE ABANDONED (86.5 50. FT) Remove EX. GONG. SIDE existing fence line and save to reinstall after LOT 44 construction is **BULDING 622** complete. EX. PORTION OF CONCRETE MITS OF DISTURBANCE SROUND SUTTER TO BE DEMOLISHED & REMOVED, EX. CATCH BASIN TO BE DEMOLISHED A REMOVED, PIPE TO BE ABANDONED (85 SO, FT) The dark green tree shown above will have to be removed to install the storm drain in the location that the EX. DI TO BE DEHOLISHED & REMOVED: PIPE TO BE ABANDONED engineer has designed it. The easement provided is LOT 45 BUILDING 620 only a 2 ft easement. The narrowest mini excavator we can get to perform this work is 42 inches wide. We will be working outside the easement provide with no choice. This tree and its roots and stump will all be in the way of installing the storm drain line. EX. BELOW GRADE DRAIN EX CATCH BASIN TO BE DEHOLISHED + REMOVED PIPE TO BE ABANDONED



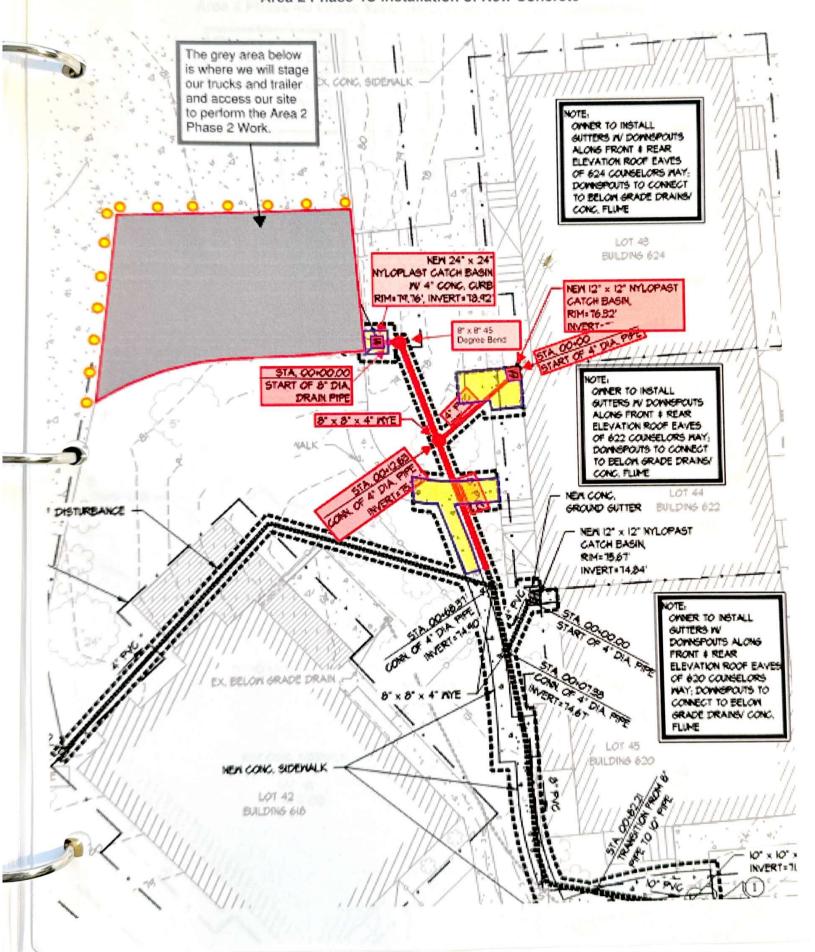


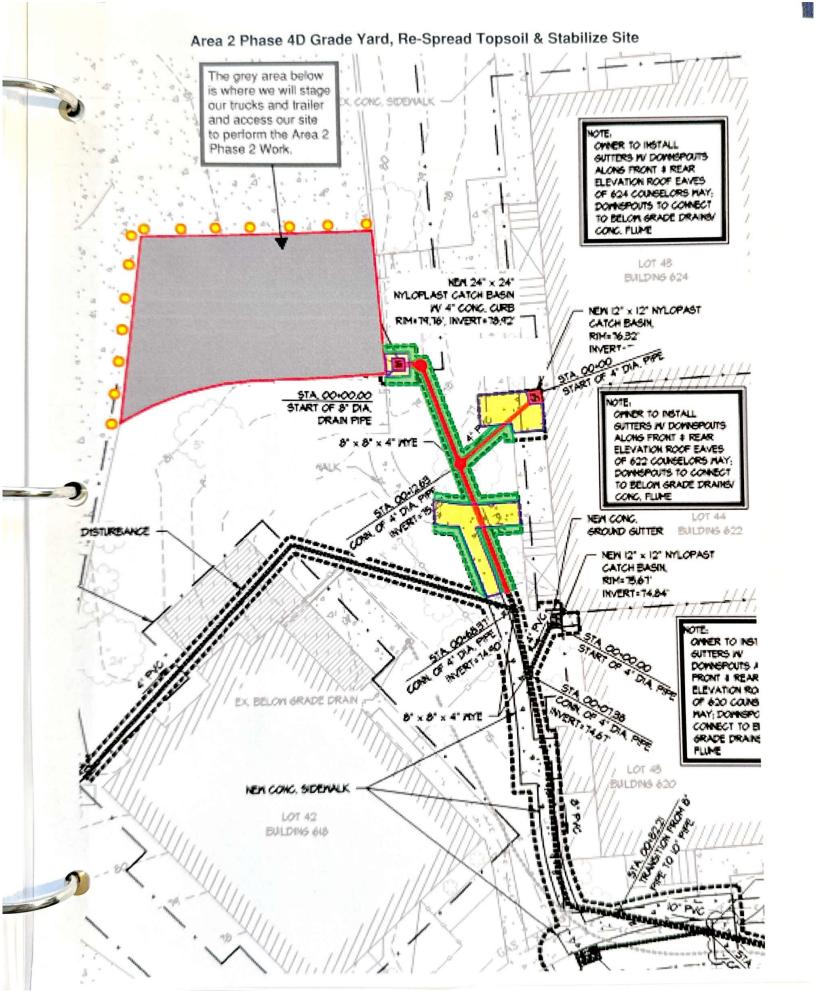
# Area 2 Phase 3D Grade Yards, Re-Topsoil & Stabilize Site The grey area below is where we will stage our trucks and trailer and access our site to perform the Area 2 Phase 2 Work. CA1 RIM **INV** OF DISTURBANCE Once the Starm drain is installed IK RIH\*81.90 and the INVERTABLOT disturbed areas have been dressed and repaired and restabilized we will install the wood fencing panels again.

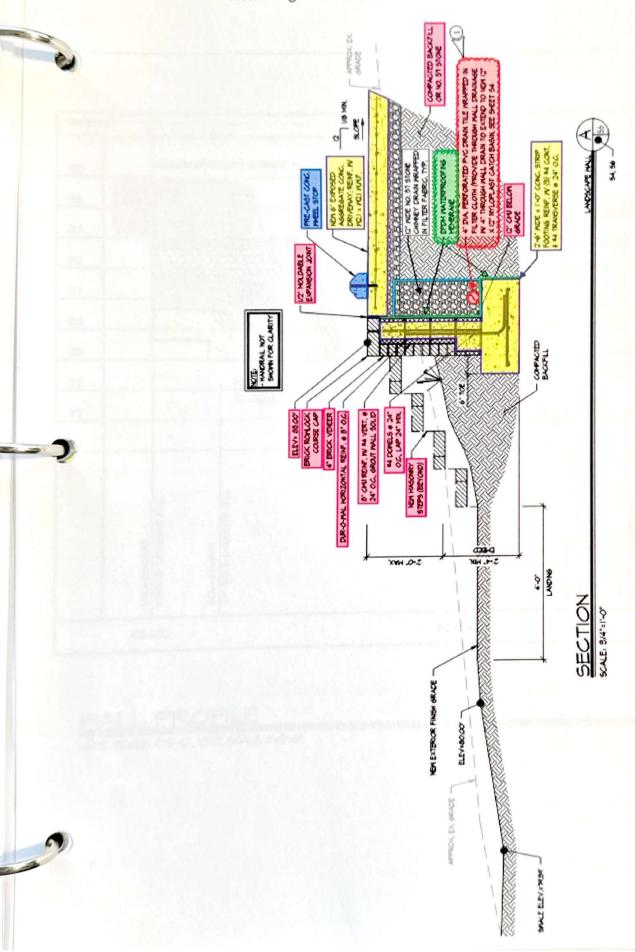




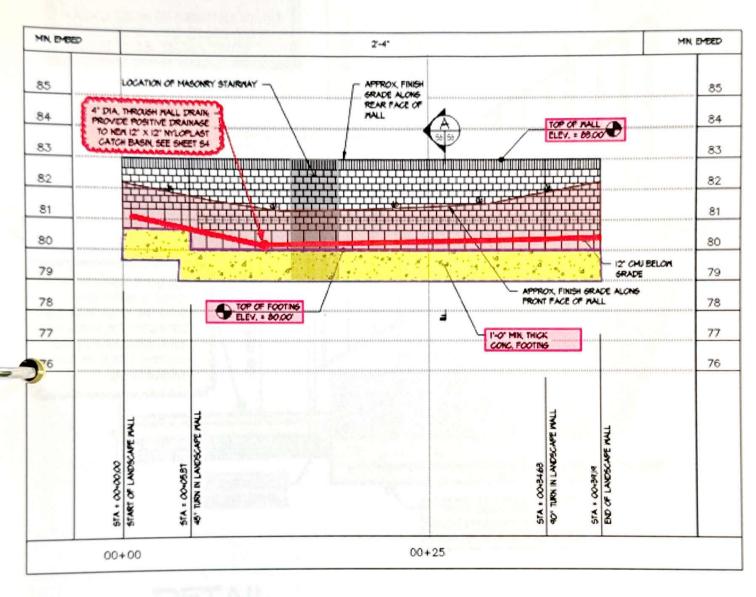
# Area 2 Phase 4C Installation of New Concrete









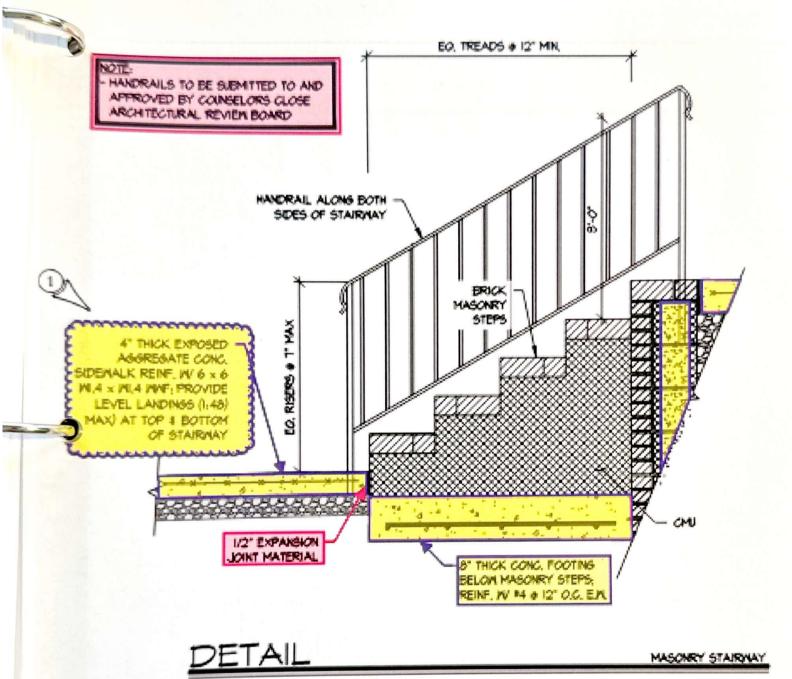


HORIZ, SCALE: 1'=5'-0', VERT, SCALE: 1'=2'-0'

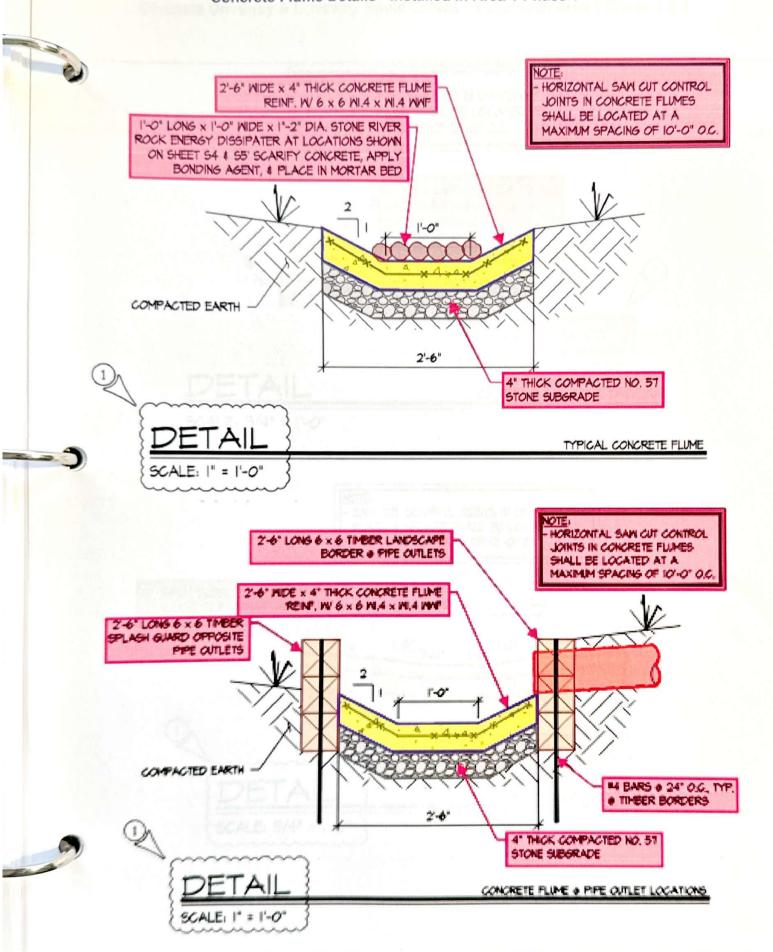
LANDSCAPE WALL

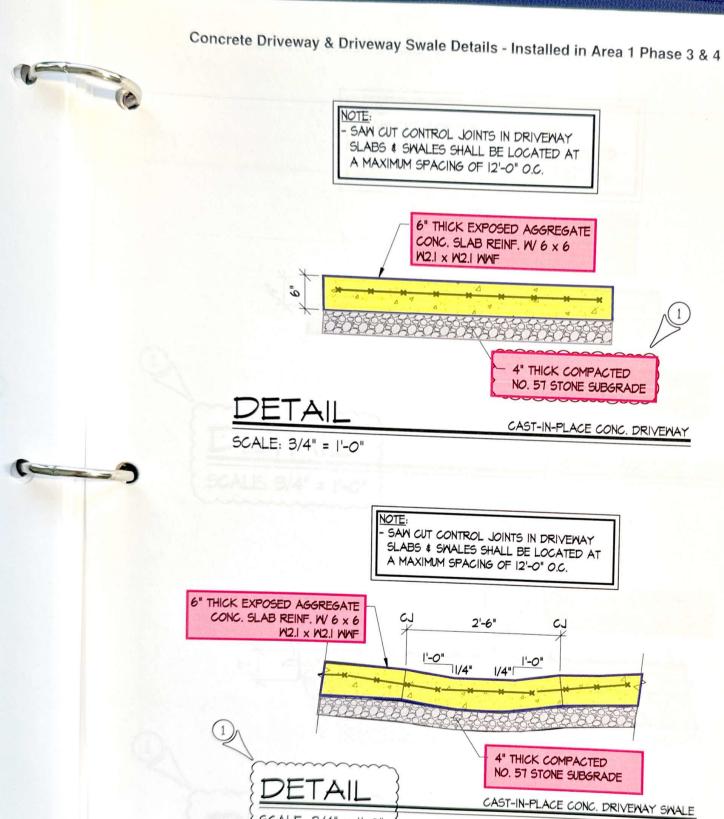




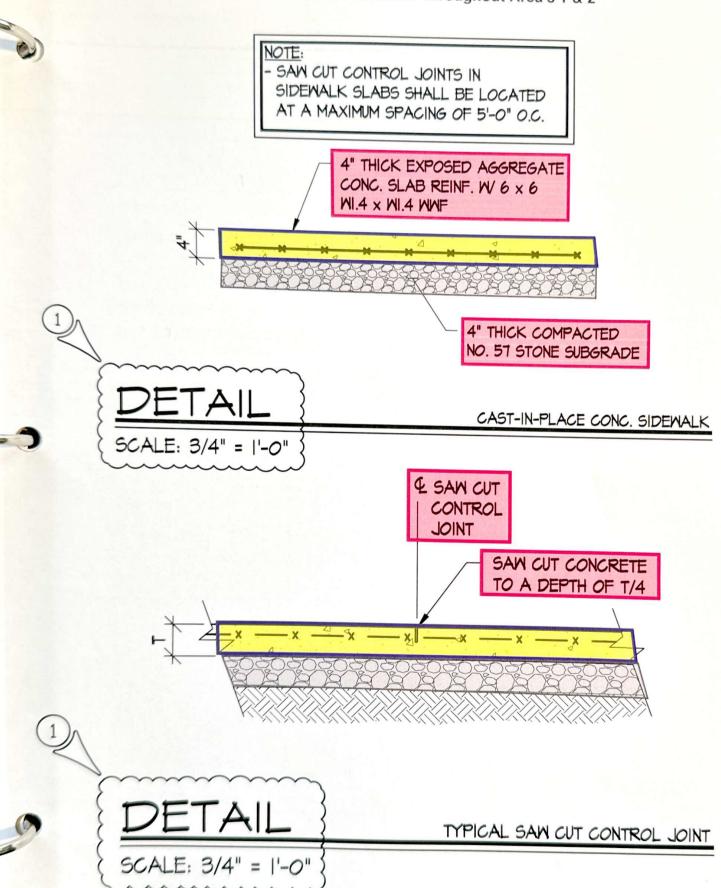


SCALE: 3/4" = 1'-0"





SCALE: 3/4" = 1'-0"



Good Morning Leith,

We have provided our responses to each of the questions received from Massie Construction & Land Management dated 4-9-2024 in red below. We have also attached our revised Construction Drawings clarifying the Contractors Questions.

#### Massie Construction & Land Management: (Question)

1.) Can we use erosion control filter socks / wattles instead of silt fence. This would be much easier to use and install along the privacy fence and the new concrete swale that is going to be installed. There is very little water flow going through this area and the wattle should be more than enough to handle this water and erosion. Silt fence is going to channel water and cause more damage than good. The silt fence will act as a dam and cause more erosion as the water travels down the fence run. Also in Phase 2 there is silt fence shown where neighbors access their yard areas and mulch beds. It would be much safer for them to access these areas working around a silt sock rather than a silt fence. Again there is very little water flow in this area.

# Structures Group: (Response)

TSG Response: According to the City of Williamsburg, filter sock/wattles can be used in lieu of silt fence as long as it can provide the same protection as the silt fence.

# Massie Construction & Land Management: (Question)

2.) On page 7 of 7 on detail A-56 of the retaining wall detail shows using compacted backfill behind a cinder block masonry wall. Also, under the general notes on page 7 of 7 note number 5 says that bracing may be required to resist soil pressure and other loads during construction. Massie Construction and Land Management would like to recommend an alternative to the compacted fill behind the wall that will be less of a risk to the project. Once the wall is placed, we would like to recommend placing 57 stone as fill to complete the fill in its entirety. This will cause the least amount of pressure against the wall and there will be very little to no compaction required for this material compared to dirt back fill. This will eliminate the need for bracing and or any structural damage to the new wall structure. If this is acceptable to owner, we will base our proposal on this process. Please see the drawing and note below. The red shade area is where we would like to place the 57 stone for backfill.



TSG Response: The substitution of No. 57 stone in lieu of compacted fill is permissible. If No. 57 stone is utilized, we recommend the entirety of the No. 57 backfill be fully wrapped with filter cloth. Utilizing this alternate method, the fully warped No. 57 backfill would serve as the chimney drain.

# Massie Construction & Land Management: (Question)

3.) The plans are calling for several concrete testing and specs. Who is responsible for the Quality Control and testing on the project. I would assume the owner / HOA is managing the third-party inspections and carrying this cost. Please confirm this is correct.

# Structures Group: (Response)

TSG Response: The General Contractor is responsible for furnishing of all materials, equipment, labor, tools, and permitting to do the work in accordance with the construction drawings. Currently TSG has not been retained for construction administration services. We recommend ECS be retained by the owner to perform all required testing. We would anticipate the General Contractor provide submittals including concrete mix design, CMU, drain pipes, drain inlets, and railing shop drawings.

# Massie Construction & Land Management: (Question)

- 4.) After going through the plans and evaluating them we have a number of questions on permits that will be required:
- From our onsite meeting I know Massie Construction and Land Management will be required to provide the Certified Land Disturber onsite which is not a problem.

# Structures Group: (Response)

TSG Response: A Land Disturbance permit is required as this project exceeds 2,500 SF. The Land Disturbance permit will require a "Responsible Land Disturber" for the construction phase of the project. Per note 1 of the General Notes on Sheet 1, the Owner/General Contractor shall designate the "Responsible Land Disturber" and provide the City with the name and certification No. of the Responsible Land Disturber" for the construction phase of the project





• Is there going to be a Land Disturbance permit required and if so, who is responsible for obtaining that permit?

# Structures Group: (Response)

TSG Response: As noted above, a Land Disturbance permit is required as this project exceeds 2,500 square feet. Per Note 5 of the General Notes on Sheet 1, the General Contractor is responsible for obtaining all necessary permits for the work indicated. Therefore, the General Contractor shall apply for the Land Disturbing Permit.

# Massie Construction & Land Management: (Question)

If it is not a Land Disturbance permit then what type of permit will be required?

# Structures Group: (Response)

TSG Response: There are no other anticipated permits required other than the Land Disturbing Permit.

# Massie Construction & Land Management: (Question)

• Is the city going to require the Community or Massie Construction and Land Management to get a building permit for the retaining wall? If so, who gets it? Will there be inspections on the footings, rebar placement and so on or is all of this covered through a third-party inspection?

# Structures Group: (Response)

TSG Response: The proposed masonry landscape wall is less than 3'-0" of unbalanced fill and therefore does not require a building permit according to USBC Section 108.2 Item 7.

# Massie Construction & Land Management: ( Question )

• Is there going to be a Third-party inspection firm to oversee quality control? If so I would assume this cost is covered by the owner and not the responsibility of the contractor. Please confirm.





TSG Response: The General Contractor is responsible for furnishing of all materials, equipment, labor, tools, and permitting to do the work in accordance with the construction drawings. We recommend ECS be retained by the owner to perform all required testing.

# Massie Construction & Land Management: (Question)

- 5.) Questions on quality control:
- When placing fill under the new concrete drive who will be responsible for density testing / quality control?

# Structures Group: (Response)

TSG Response: The General Contractor is responsible for furnishing of all materials, equipment, labor, tools, and permitting to do the work in accordance with the construction drawings. We recommend ECS be retained by the owner to perform all compaction testing.



# Massie Construction & Land Management: (Question)

• Is the City going to require the new storm drain lines to be videoed at the completion of the project? Is this a cost we should have covered?

# Structures Group: (Response)

TSG Response: According to the City of Williamsburg, camera/videoing of the pipes will be required. We recommend this cost be covered by the General Contractor.

# Massie Construction & Land Management: ( Question )

 Are there as-built's that Massie Construction and Land Management have to supply for the new storm drain at the end of the project? If so do these need to be provided by a certified land surveyor or just red lined construction drawings prepared on Blu Beam Software.

# Structures Group: (Response)

TSG Response: According to the City of Williamsburg, as-builts of the new storm drains will be required. We recommend the as-builts be prepared by a land surveyor.





• The plans reference testing of concrete. Who is responsible for testing the concrete and managing the breaks and so on?

# Structures Group: (Response)

TSG Response: The General Contractor is responsible for furnishing of all materials, equipment, labor, tools, and permitting to do the work in accordance with the construction drawings. We recommend ECS be retained by the owner to perform all concrete testing.

# Massie Construction & Land Management: (Question)

• Will submittals be required for all materials and suppliers if awarded the project?

# Structures Group: (Response)

TSG Response We would anticipate the General Contractor provide submittals including concrete mix design, CMU, drain pipes, drain inlets, and railing shop drawings.

# Massie Construction & Land Management: (Question)

6.) On page 6 of 7 close to the bottom of the storm run pipe the storm run pipe runs through the last piece of sidewalk before it heads to the outfall ditch. In the picture below I have clouded this piece of sidewalk in. The plans show this piece of sidewalk not being removed and the storm pipe goes right through it. I would assume this is a mistake and the sidewalk must be removed and replaced. Please confirm. See the picture below:

#### Structures Group: (Response)

TSG Response: The specified clouded section of the concrete sidewalk will need to be removed and replaced in order to install the drainage pipe. The construction documents have been revised to include this additional section of concrete sidewalk to be removed and replaced.

# Massie Construction & Land Management: (Question)

7.) On page 6 of 7 it shows an energy dissipater being installed down along the existing concrete flume. Are we to demo the existing concrete flume in that area and install the



plan detailed energy dissipater that is shown below and on page 7 of 7. If not, please explain how we are to install the energy dissipator in the current existing concrete swale.

# Structures Group: (Response)

TSG Response: The stone river rock energy dissipater at this location is to be placed in a mortar bed on top of the existing flume. The construction drawings have been revised to clarify the river rock installation. The existing flume does not require demolition.

# Massie Construction & Land Management: (Question)

8.) When we install the wall how long before we can backfill against it? Sense the block wall is going to be concrete filled do we have to wait 28 days to backfill against it for cure time? Will a third-party test this?

# Structures Group: (Response)

TSG Response: We recommend providing a minimum fourteen (14) days for the CMU landscape wall to cure before backfilling.

# Massie Construction & Land Management: (Question)

9.) On the plans we can only find two places where expansion joint is referenced with the concrete. This at the steps where the exposed sidewalk meets the concrete brick steps and where the concrete drive meets the brick retaining wall. How are we handling all the other locations throughout the entire site where expansion paper or treated wood is typically used. We highly recommend using some sort of expansion paper especially with exposed concrete. Exposed concrete expands more than regular concrete because of the darker color. We recommend using an expansion paper with a zip cap on the top that gets removed and a colored sealer gets poured in its place to seal the slot on top to keep water out from rooting the expansion paper. This process is better than the treated wood or just plain expansion paper.

#### Structures Group: (Response)

TSG Response: Expansion joints are required where masonry construction is in contact with concrete construction. Saw cut control joints are denoted in the construction drawings to be located in driveway slabs and swales at 12'-0" o.c. max., in sidewalk slabs at 5'-0" oc. Max, and in concrete flumes at 10'-0" o.c. max.



10. In several locations on the project, we are running new storm lines into existing concrete swales and into the new concrete swales. On the back side of the concrete swale or opposite side of where the pipe is coming in from, there is nothing to act as a splash guard to keep the water from going over the paved ditch edge and washing out the back side of the paved ditch. In high volume rain event, I can see this being an issue in a number of these places. Do we need to plan on pouring an exposed concrete splash wall or a treated wood timber wall splash wall at every one of these locations. See the drawing below for examples of where these issues occur. In Phase 2 the main outfall pipe drains the entire upper development. This is a 10-inch pipe feeding into a narrow concrete existing flume. This spot needs something to protect the back side for 10 plus feet.

# Structures Group: (Response)

TSG Response: We have revised the construction drawings to include a timber back splash at the locations of all pipe outlets discharging onto the flumes.

#### Massie Construction & Land Management: (Question)

11. In the picture below in Phase 1 it shows 2 drainpipes draining out just before the concrete flume. It does not show these tying into the concrete flume. I would assume you want these tied into the concrete flume. Please confirm this is your intent. This is on lot 34. On lot 33 you tied those into the concrete flume. I also need to know if we need to install a concrete splash wall or timber splash wall on the back side of these pipes to keep the water from going over the concrete flume and washing out the other side of the concrete.

#### Structures Group: (Response)

TSG Response: We have revised the construction drawings to extend the outlet pipes at this location to the flume. We have also revised the construction drawings to include a timber back splash at the locations of all pipe outlets discharging onto the flumes.

# Massie Construction & Land Management: (Question)

12. On Phase 2 they show installing silt fence along the bottom of the site. Can we install filter socks here instead of silt fence. This will allow people to access their yards and still maintain erosion control. This will be far less destructive to the area. The orange line below shows the location of the silt fence.



TSG Response: We recommend the General Contractor bid the silt fence as indicated on the Construction Drawings. During the Land Disturbance permit application process, we recommend the General Contractor seek permission from the City of Williamsburg E&SC Inspector regarding substituting the silt fence with the proposed erosion control filter socks.

# Massie Construction & Land Management: (Question)

13. In Phase 1 behind Lot 34 there is a cherry tree that is going to interfere with the installation of the concrete swale. We will be cutting off the majority of the top roots off one whole side of the trunk. We recommend you allowing us to remove this tree and stump so that we can install the concrete swale correctly and so that the tree does not cause further damage to the concrete swale or to the house. We are concerned that when we cut the roots off the one whole side of the trunk that the tree will become unstable. This is not a tap root tree.

#### Structures Group: (Response)

TSG Response: We would recommend the entire tree be removed at this location. However, we recommend a new 3" caliper tree be planted on site to replace the removed tree.

# Massie Construction & Land Management: (Question)

14. There are a number of places on the demo plans where it states to abandon the existing storm runs. Does this mean remove the storm runs, fill them with flowable fill or just cap them? I would not think you want them removed. There is no telling where these pipes will run. If we have to flowable fill them I have no way to determine lengths and dimensions. So, I would assume capping them. Please confirm.

# Structures Group: (Response)

TSG Response: We recommend capping the pipes to be abandoned.





15. On the back side of the retaining wall, it shows a waterproofing membrane material that needs to be installed. Please advise as to what this material needs to be. There is no spec called out for this.

### Structures Group: (Response)

TSG Response: We recommend utilizing an EPDM waterproofing membrane.

#### Massie Construction & Land Management: (Question)

16. It has been brought to our attention by the City of Williamsburg that they only mark the water and sewer up to the water meters and up to the sewer cleanouts. Anything beyond that will have to be located by a private locating company. Who covers that cost? The utilities will have to be located multiple times in each phase. Is the HOA covering that cost or the contractor? Basically, all the work in Phase 1 and Phase 2 that takes place is in the areas where the City does not mark the water and sewer.

# Structures Group: (Response)

TSG Response: We recommend the General Contractor retain a private location company for all utility marking.

# Massie Construction & Land Management: (Question)

17. The plans show limited existing utilities where the new storm drain runs are going to be installed. I also do not see where a cross section has been done comparing the height of the existing utilities vs the new storm drain. With that said if there are conflicts in elevation while installing the storm system and existing utilities how are we going to handle these items?

# Structures Group: (Response)

TSG Response: The locations of existing below grade drains and utilities are approximate and to be verified in the Field by the General Contractor prior to laying drain pipes. All conflicts shall be brought to the attention of the engineer.



18. In the details under the new concrete driveway slabs on page 7, one detail shows stone base under the slabs and the other detail shows no stone base just compacted soil. We need to know does the new concrete driveway pads get stone base? If it does what is the thickness?

# Structures Group: (Response)

TSG Response: The concrete driveway slabs shall be constructed over 4" of No. 57 stone. The drawings will be revised to clarify.

#### Massie Construction & Land Management: (Question)

19. On page 7 of the detail sheets, they do not show any stone base going under the concrete swales and sidewalks. Is this correct? Are we placing them directly on the dirt subgrade?

#### Structures Group: (Response)

TSG Response: The concrete sidewalk, patios, and swales shall be constructed over 4" of No. 57 stone. The construction drawings have been be revised to clarify.

# Massie Construction & Land Management: (Question)

20. On page 7 of the plans the concrete slabs show wire being placed in the concrete driveway slabs. The detail for the concrete swale that goes between the slabs does not show wire. Shouldn't this require wire as well? Please confirm.

# Structures Group: (Response)

TSG Response: All new concrete driveway swales shall be reinforced with 6 x 6 W2.1 x W2.1. WWF. The construction drawing have been revised to clarify.

# Massie Construction & Land Management: (Question)

21. Everywhere the plans show using welded wire in the concrete can we substitute that with fiber?



TSG Response: We recommend bidding this project utilizing welded wire fabric as indicated on the construction drawings. We note the General Contractor can provide a submittal for the substitution of WWF with fiber reinforced concrete for engineer approval. However, TSG has not been retained for construction administration services.

# Massie Construction & Land Management: (Question)

22. On page 7 of the detail sheet, I can only find one place that references the details on the sidewalks. I would assume all sidewalks are 4 inches thick. Please confirm. Also, the drawing below shows that the sidewalks have welded wire in them. Is this the case for every sidewalk?

# Structures Group: (Response)

TSG Response: All new concrete sidewalks shall be 4" thick, reinforced with  $6 \times 6 \text{ W}1.4 \times \text{W}1.4 \text{ WWF}$ . The construction drawing have been revised to clarify.

# Massie Construction & Land Management: (Question)

23. The new concrete patio shown on sheet S4 on the side of lot 35 does not have a typical or call out for this. Is this going to be 4 inches thick? Is it going to have welded wire in it?

# Structures Group: (Response)

TSG Response: We recommend the new patio be reconstructed to be 4" thick, reinforced with 6 x 6 W1.4 x W1.4 WWF. The construction drawing have been revised to clarify.

# Massie Construction & Land Management: (Question)

24. In the detail below the Drain Chimney detail shows the drain tile pipe being higher than the bottom of the 57 stone chimney by quite a bit. If this drain tile is this high how does the water get out of the 57 stone that sits below the drain tile. This water will just be sitting behind the wall with no way out. Either the drain tile needs to be lowered or the chimney needs to be raised. Typically, the 57 stone goes all the way down to the top of the footing and the drain tile sits directly on the top of the footing. This puts the drain tile at the lowest point where it catches the water and pulls it out. Please see drawings below for further details:





TSG Response: While any moisture accumulation below the chimney drain is negligible to the design and offset by the passive soil pressure along the toe of the wall, the construction drawings have been revised to outlet the drainpipe to the adjacent 12" x 12" nyloplast catch basin.

# Massie Construction & Land Management: (Question)

25. On plan sheet S-4 it calls for the timber landscape border to be replaced. There are no details for this replacement. Can you please provide details on this item? Type of material needed. How is it supposed to be anchored? Is going to be multiple levels or just one level? Is there a drainage layer under the timber landscape or under the edge of concrete in this area?

#### Structures Group: (Response)

TSG Response: We recommend replacing the 6 x 6 timber landscape border in kind to match existing timber landscape borders. We recommend all timber landscape borders be anchored with #4 rebar at 24" on center.

Thanks,

Joe Krallinger, P.E. | Project Engineer

The Structures Group, Inc.

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