

Frank Cassidy

From: Katherine Roberts <kroberts@bohlereng.com>
Sent: Thursday, November 17, 2022 2:44 PM
To: Frank Cassidy
Cc: v212171@nf.bohlereng.com
Subject: Town of Warrenton - DPW Building

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Frank,

Thank you for walking me through where you stand with the project.

Per our discussion, we recommend the following next steps:

- Confirming with the County that the site area is acceptable and will not change
- Releasing survey on additional topography for the increase in site area + set up formal Pre-Application Meeting w. County staff
 - Additional topography can be accommodated under current contract scope
- Then we will move onto the Rezoning Plan and Site Plan processes.

Please see below for a breakdown of the estimated fees moving forward after the current contract scope is completed.

Let me know what else you may need for your presentation – and have a great Thanksgiving if we don't chat before next week.

Thank you,

Outside Services: \$56,000

- Environmental Services: \$8,000
- Geotechnical Services: \$20,000
- Septic Design + Permitting: \$18,000
- Traffic Consultant Waivers: \$5,000
- Well Permitting: \$5,000

Zoning: \$30,000

- Pre-App and Concept Revisions: \$5,000
- Rezoning Plan: \$10,000
- Rezoning Plan Revisions: \$6,000
- Statement of Justification: \$3,000
- Zoning Meetings + Coordination: \$6,000

Site Plan + Plat: \$197,000

- Site Plan Prep + Revisions + Processing: \$120,000
- Stormwater Management Design: \$25,000
- Landscape Plan: \$8,000
- Subdivision + Easement Plat: \$20,000

- Site Plan + Plat Processing: \$10,000
- Site Plan Meetings + Coordination: \$14,000

Permits: \$28,000

- Bond Estimate + Processing: \$2,500
- Land Disturbance Permit: \$1,500
- VDOT Land Disturbance Permit + Bond Processing: \$5,000
- SWM Maintenance Agreement Facilitation: \$1,500
- SWPPP: \$5,000
- VSMP Permit: \$1,500
- Building Permit Processing: \$4,000
- Pump and Tank Permit Processing: \$3,500
- Canopy Permit Processing: \$3,500

Assumptions:

- Architectural services, Land Use Attorney services, and other services not expressly included above will be contracted directly with the Client
- Dry utility coordination is not included within the scope of services within this Contract.
- No offsite road improvements will be required with the exception of the access drive connection to the right-of-way
- A maximum of one (1) VDOT Waiver will be required
- This contract includes incorporating up to two (2) rounds of comments from the Town of Warrenton at the time of County comment receipt
- This contract assumes that final architectural building footprints and utility connections are received prior to starting to prepare the Site Plan drawings.
- Bohler will prepare the landscape plan and will coordinate with a lighting consultant for the photometric plan
- Construction Administration Services are not included in this scope

TOTAL: \$311,000

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

28 Blackwell Park Lane, Suite 201

Warrenton, VA 20186

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Frank Cassidy

From: Katherine Roberts <kroberts@bohlereng.com>
Sent: Thursday, November 10, 2022 1:45 PM
To: Frank Cassidy
Cc: v212171@nf.bohlereng.com
Subject: RE: DPW Project - Coordination Items

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Frank,

Good timing! I was just pulling this together to send your way.

There are a lot of items outlined below so let me know when you have some availability for a call next week to discuss in more detail. I also want to make sure we are giving you everything you need for your presentation so please let me know what else you are looking for.

To date, we have received the below reports from our subconsultants:

- [LINK TO DOWNLOAD:](#) Geotechnical Report
- [LINK TO DOWNLOAD:](#) ESA Phase I + Wetland Delineation

Geotechnical Summary:

- Encountered existing fill materials to maximum depths of approximately 28 feet below existing grades. It was not possible to determine whether these were placed in a controlled manner. There are assumptions and design recommendations in the report regarding this fill that the geotechnical engineer will need to verify once the design is further along.
 - Report assumes that the existing fill is suitable to place structures on top of based on densities during lab testing, but this will need to be confirmed
- Groundwater located between 17-33 feet below grade
- Note that the geotechnical study area is limited to the area from the original conceptual layout, as that is what we had on hand when they completed borings. The geotechnical engineer recommended waiting until we have a more final design to complete more borings and update the report.

Environmental Summary:

- Two RECs were found on the subject area, which are both tied to the adjacent landfill operations, specifically, the Historical Use Information and Site and Area Reconnaissance RECs, due to a large mound of construction material that has been stockpiled within the subject area
- At the time of this investigation, the environmental consultant prepared their report based on the original conceptual layout. They recommend updating both reports once feedback is received from Fauquier County and the site area has been finalized.
- The next step for environmental permitting will be to submit a PJD due to the proximity to wetlands. We would like to review the final layout with the environmental consultant once it is approved to confirm that this is still required.
- The updated report is anticipated to be +/- \$8K

Survey Status:

- Survey field work for the initial conceptual area is completed, but finalizing the survey is pending receipt of the title report
- Topography for the additional conceptual plan area is anticipated to be +/- \$15K

Outstanding Items:

- Have you received any feedback from Fauquier on the updated conceptual layout / next steps? We like to have a formal Pre-Submittal meeting to confirm processes but we know you have had a lot of these initial conversations
- Do you have an ETA for the title report receipt?
- We would like to discuss the contract. Specifically, we know that \$100K was approved for this initial DD effort .Our contract included putting together the first submission for the Rezoning Plan, but with the update to the conceptual layout and need for some of these subconsultants to update their study areas, we recommend adjusting the scope to include the increased topographic area and removing the Rezoning Plan preparation.

Thank you,

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

o 540-349-4500 / c 304-886-1937 / kroberts@bohlereng.com

BOHLER //

From: Frank Cassidy <fcassidy@warrentonva.gov>

Sent: Wednesday, November 9, 2022 5:12 PM

To: Katherine Roberts <kroberts@bohlereng.com>

Cc: v212171@nf.bohlereng.com

Subject: RE: DPW Project - Coordination Items

EXTERNAL: Use caution with attachments and links.

Good evening

Any update on this? I am looking for the report as I have to create a presentation for council in December. We are working on the title.

Thank you,

Frank

From: Katherine Roberts <kroberts@bohlereng.com>

Sent: Tuesday, October 18, 2022 10:18 AM

To: Frank Cassidy <fcassidy@warrentonva.gov>

Cc: v212171@nf.bohlereng.com

Subject: RE: DPW Project - Coordination Items

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Frank,

The ESA Phase I and Geotech Reports were just sent our way for review. We had a few questions for the subconsultants which we are waiting for replies on. Additionally, the area of study has changed slightly with the updated concept, so we sent the updated version of the layout their way to get their input on if / how their reports may need to change and what that scope looks like. I expect to have a summary from each consultant this week.

For the survey, we have completed the field work for the initial conceptual area and were still waiting on the title report to wrap up the title review portion. Any chance you have received that?

Did you receive any initial feedback from the County on their review of the updated concept and how feasible this site is?

Thank you,

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

o 540-349-4500 / c 304-886-1937 / kroberts@bohlereng.com

BOHLER //

From: Frank Cassidy <fcassidy@warrentonva.gov>

Sent: Monday, October 17, 2022 10:32 AM

To: Katherine Roberts <kroberts@bohlereng.com>

Subject: RE: DPW Project - Coordination Items

EXTERNAL: Use caution with attachments and links.

Good morning.

Any update on when we can look for a report on this ?

Frank

From: Katherine Roberts <kroberts@bohlereng.com>

Sent: Wednesday, September 21, 2022 1:37 PM

To: Frank Cassidy <fcassidy@warrentonva.gov>

Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>; Faith White <jwhite@bohlereng.com>

Subject: RE: DPW Project - Coordination Items

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Frank,

Please see attached for the updated conceptual layout for your review + coordination.

Let us know how the discussions go with the County and when you are expecting the title commitment on this site.

Thank you,

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

o 540-349-4500 / c 304-886-1937 / kroberts@bohlereng.com

BOHLER //

From: Katherine Roberts

Sent: Wednesday, September 14, 2022 2:54 PM

To: Frank Cassidy <fcassidy@warrentonva.gov>

Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>; Faith White <jwhite@bohlereng.com>

Subject: RE: DPW Project - Coordination Items

Great – I just sent you an invite for Monday morning – let me know if that time doesn't work for you.

Thanks,

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

o 540-349-4500 / c 304-886-1937 / kroberts@bohlereng.com

BOHLER //

From: Frank Cassidy <fcassidy@warrentonva.gov>

Sent: Wednesday, September 14, 2022 1:35 PM

To: Katherine Roberts <kroberts@bohlereng.com>

Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>; Faith White <jwhite@bohlereng.com>

Subject: RE: DPW Project - Coordination Items

EXTERNAL: Use caution with attachments and links.

Good afternoon,

Monday, all day, and Friday morning are pretty open for me at the moment.

Frank

From: Katherine Roberts <kroberts@bohlereng.com>

Sent: Wednesday, September 14, 2022 9:19 AM

To: Frank Cassidy <fcassidy@warrentonva.gov>

Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>; Faith White <jwhite@bohlereng.com>

Subject: RE: DPW Project - Coordination Items

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Frank,

Please see below for some responses.

I am thinking us setting up a Teams meeting would be helpful to make sure we are on the same page – what does your availability look like next week?

Thank you,

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

o 540-349-4500 / c 304-886-1937 / kroberts@bohlereng.com

BOHLER //

From: Frank Cassidy <fcassidy@warrentonva.gov>

Sent: Wednesday, September 14, 2022 8:45 AM

To: Katherine Roberts <kroberts@bohlereng.com>

Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>; Faith White <jwhite@bohlereng.com>

Subject: RE: DPW Project - Coordination Items

EXTERNAL: Use caution with attachments and links.

Good morning.

As we move forward, I continue to be a bit concerned over the scope of what you are conducting and the information you are trying to gather. At this point, I ask the following:

- As to the traffic study, I do not think that level of analysis is necessary for any future SE application. In speaking with the County and our Engineer, we don't need a traffic study for this facility. I think we only need to see a projection of the number of vehicular trips in and out of our proposed site, and a design of the entrance to accommodate the truck turning movements.
 - o Agreed – and the traffic consultant is on the same page as well and are currently on pause.
- Also based on our conversation with the County and the possible changes to the layout of the structure, it seems there is still some work to do to determine if the site we discussed is feasible for both the Town and County. We may want to meet with you to get a status as to what you are working on before we move further to make sure we are all on the same page.
 - o We are working on the concept updates for review with your team and then can discuss next steps. Another meeting with the County to review the updated concept is recommended once you review.
- This leads me to your title question- do we need this at this point?
 - o The title is required to complete the ALTA survey, but we can hit pause until we determine whether the site is feasible.

Your thoughts?

Thank you,

Frank

From: Katherine Roberts <kroberts@bohlereng.com>

Sent: Wednesday, September 14, 2022 8:00 AM

To: Frank Cassidy <fcassidy@warrentonva.gov>

Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>; Faith White <jwhite@bohlereng.com>
Subject: RE: DPW Project - Coordination Items

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Frank,

Wanted to follow up on the below as well regarding the title commitment – I am thinking with all of the documents that were pulled they likely have a title commitment and it just wasn't uploaded to the link.

Let us know when you can.

Thank you!

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

o 540-349-4500 / c 304-886-1937 / kroberts@bohlereng.com

BOHLER //

From: Katherine Roberts

Sent: Friday, September 9, 2022 9:21 AM

To: Frank Cassidy <fcassidy@warrentonva.gov>

Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>; Faith White <jwhite@bohlereng.com>

Subject: RE: DPW Project - Coordination Items

Frank,

Thank you – we reviewed the title report documents and it looks like it does not include a title commitment. Based on the invoice in the download link I think it should have – can you please follow up and see if that is something they can provide?

Typically, the applicant and/or property owner will fill out the questionnaire as much as possible. Often, they are not fully complete as some of the answers will be unknown.

Thank you,

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

o 540-349-4500 / c 304-886-1937 / kroberts@bohlereng.com

BOHLER //

From: Frank Cassidy <fcassidy@warrentonva.gov>

Sent: Friday, September 9, 2022 7:14 AM

To: Katherine Roberts <kroberts@bohlereng.com>

Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>

Subject: RE: DPW Project - Coordination Items

EXTERNAL: Use caution with attachments and links.

Good morning.

We received the title report and I will forward in a different email. As to the questionnaires, we have reviewed them and need to know who is the best person/entity to fill these out? please let me know.

Thank you,

Frank

From: Katherine Roberts <kroberts@bohlereng.com>
Sent: Tuesday, September 6, 2022 12:26 PM
To: Frank Cassidy <fcassidy@warrentonva.gov>
Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>
Subject: RE: DPW Project - Coordination Items

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Thank you, Frank.

We reviewed and will update the concept for your review to make sure we are on the same page.

Our survey team has completed their field work but needs the title report to wrap up their deliverable – are you able to give an ETA from the title company?

Also, just a reminder about the attached questionnaires from the environmental consultant.

Thank you,

Katherine Roberts, LEED AP BD+C, P.E.

Project Manager

o 540-349-4500 / c 304-886-1937 / kroberts@bohlereng.com

BOHLER //

From: Frank Cassidy <fcassidy@warrentonva.gov>
Sent: Friday, September 2, 2022 1:48 PM
To: Katherine Roberts <kroberts@bohlereng.com>
Cc: v212171@nf.bohlereng.com; Rob Walton <rwalton@warrentonva.gov>
Subject: RE: DPW Project - Coordination Items

EXTERNAL: Use caution with attachments and links.

Good afternoon.

Please accept this as a quick update to the meeting with the County:

The main issue that came up during our meeting was the adjacency to the creek, egress, and the topography of the selected site.

Egress: Concerns for adding additional entrances and exits would be too much for the traffic on the main access for the landfill. We need to consider moving the entrances and exits further up road with possible combining with existing access roads.

As to the creek: the preliminary sketch shows fuel pumps near this area. This will not be acceptable to the County. The overall project would have to take into consideration all runoff and possible influence of the creek as this is a sensitive creek area.

The topography: The location of the proposed buildings were a concern as to the slope and the elevation exposure to the highway, especially as a gateway into the Town.

The recommended solution to the above issues is to create an "L" shaped layout for the buildings. To do this, the building closest to the highway will be shifted up to the access way for the landfill; then made parallel to the accessway. The proposed fuel pumps would be moved up that area as well. This would require an adjustment to the proposed designated site area, but should address the concerns mentioned by the County.

I attached a rough sketch to help illustrate the changes on the above mentioned considerations. Please take these into consideration for the continuation of the study.

Let me know if you require additional.

Frank

From: Katherine Roberts <kroberts@bohlereng.com>
Sent: Wednesday, August 31, 2022 1:35 PM
To: Frank Cassidy <fcassidy@warrentonva.gov>
Cc: v212171@nf.bohlereng.com
Subject: DPW Project - Coordination Items

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Frank,

Wanted to follow up and see if you have had any success setting up a meeting with the County to review the most recent concept.

Additionally, we have a few other coordination items to get started / follow up on:

1. Can you please complete the attached questionnaires for the ESA Phase I Analysis on this site?
2. Do you have an ETA for the title report?

Let me know if you have any other questions in the meantime.

Thank you!

Katherine Roberts, LEED AP BD+C, P.E.
Project Manager