

From: [Katherine Roberts](#)
To: [Frank Cassidy](#)
Cc: v212171@nf.bohlereng.com
Subject: Town of Warrenton - DPW Building
Date: Thursday, November 17, 2022 2:44:27 PM
Attachments: [image001.png](#)

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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.

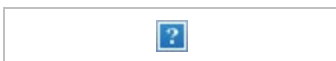
Project Manager

28 Blackwell Park Lane, Suite 201

Warrenton, VA 20186

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

www.BohlerEngineering.com



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