

**PHOENIX HOME SERVICES
CLASS A LICENSE #2705135331-A**

DRAINAGE SERVICES OVERVIEW

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7/22/2014

OVERVIEW

PHOENIX HOME SERVICES

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VIRGINIA BOARD FOR CONTRACTORS
License #2705135331-A Exp. July 31, 2014
Class A – Certified Builder

This overview of services and budgetary information is presented on the 22nd day of July, 2014, by and between Phoenix Home Services and TWC hereinafter called the Customer.

Contact for the Customer is:

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Introduction, Company Information and Project Notes

Phoenix Home Services (Contractor) is pleased to present this overview for drainage services to the Customer at their request. The overview outlines the scope of work for several areas of the property as identified by management. Contractor is happy to offer individual solutions for each unique area as well as a consolidated quote with economy of scale pricing for the project as a whole.

Phoenix Home Services is a Class A Certified Contractor based in Burke Virginia. The company is fully certified by the Virginia State Board for Contractors, holds a spotless record with the DPOR and an A+ rating with the Better Business Bureau. Phoenix Home Services is not a franchise, does business solely in Northern Virginia and Washington, DC., is bonded and insured for up to \$3,000,000 and has installed thousands of projects encompassing all manners of construction including extensive drainage and masonry work specific to the requirements detailed by the Customer.

The budgets included in this document take into account labor and materials needed to complete the job as well as overhead costs for job management, permitting, and indirect material and services costs for material fabrication, dump containers, rental of equipment, etc. The pricing also takes into account that there will be a significant amount of trenching under and around sidewalks, trees, HVAC systems etc. Should any masonry or foliage need to be removed as part of this project Contractor will get written permission from Customer to do so, as well as signoff on any additional costs that may arise during the course of the job.

Contractor will make all needed arrangements for Miss Utility, draw plans as needed and submit applications for permits as required and arrange for and be on-site for all County inspections.

All pieces of work and materials are covered under a two year warranty. Warranty renewal after two years is available by customer request at a negotiated rate not to exceed 10% of the total job cost.

Contractor proposes that all work be done in phases with one area at a time being worked from start to finish before work on another area begins. Contractor understands that there could be other projects underway around the property during the course of this project and will work with Customer and other contractors to accommodate the Customer needs for scheduling of each phase.

All French Drain systems will be built as follows: The trenches will be 12+- 18+in width and between 18+ . 24+ in depth, (varying in depth to account for needed downslope to ensure proper waterflow, minimum 1/8+per foot). In the French Drain trenches Contractor will install 4+perforated PVC drainage pipe wrapped in a nylon sleeve and fill the trenches with #57 aggregate gravel to near level ground with so they can be topped with topsoil and be ready for seeding. 12x12+drain boxes installed to serve as an ancillary water catching device and cleanout junction should the system ever become clogged and require a service call.

Glencouse Drainage Project – Overview and Budgetary Information

Based on a sitemap provided by TWC and an on-site walkthrough and analysis Phoenix Home Services is pleased to present this overview and options for solutions for budgetary and planning purposes.

Item 1 – Extended run behind Glencouse Lane, between 2136-2194.

The area has shown evidence of significant erosion suffered over time, causing loss of natural drainage capacity to the estuary at the end of 2194. Topsoil has been washed away leaving hard-packed marine clay with significant areas that are below grade from the areas on either side, leaving a pooling situation. The adjacent golf course creates a natural border causing runoff and water accumulation in extended areas along the run.

The best option is to create a drain system along with regarding the area to support natural water flow that will drain to the estuary at the end of the run. This will require planning and permission from both local government agencies and possibly federal/conservation/planning authorities. The majority of the pipe would be solid underground and a series of drainage catch boxes would be installed connected to the pipes. Trenching would be done through the run and then backfill would be enhanced with fill dirt and topsoil. All downspouts in the area would be connected to the system as allowed by managing agencies.

Option 1 - Grading, solid pipe, drain boxes, downspout connections, draining to estuary including labor and materials: Budgetary estimate - \$24,000.00 - \$29,000.00

If drainage to the estuary is prohibited the only option for accumulating water is to take it into the ground below the frost line via French Drains and drywells. The majority of the run has a width that will require parallel French Drain trenches with adjacent solid piping for downspout connection that run to a series of large, high-capacity drywells throughout the run. This will require large-scale excavation, up to 200 tons of gravel, thousands of feet of pipe and due to the existing utilities almost all work will need to be dug by hand.

Option 2 - Grading, French Drains, drywells, solid pipe, drain boxes, downspout connections, distributed to absorbent soil below frost line including labor and materials: Budgetary estimate - \$45,000.00 - \$60,000.00

Either option will require a topographical survey to be performed as well as soil testing and analysis. Significant planning around underground utilities will need to be performed.

Recommended – Contract to perform survey, soil analysis, meet with zoning and applicable agencies and determine allowable solutions for this project. Deliverable will include topographical survey, permissions, permits and plan for drainage project. Non-refundable - \$6,000.00

Item 2 – 2000-2008 Winged Foot Court

Run parallel French Drain and solid pipe systems through center or run behind homes. Install drain boxes every 25qthrough the run. Connect 8 downspout connections to the system. Total trench run is 145 linear feet per trench to the corner. At the corner turn to the right and extend parallel solid underground pipes 90qto the existing storm drain, tunneling under the sidewalk 35qinto the run. End at masonry drain setting at storm sewer.

Grading, French Drains, drywells, solid pipe, drain boxes, downspout connections, distributed to existing storm sewer including labor and materials: Budgetary estimate - \$12,000.00 - \$14,500.00

Item 3 – 2101 -2113 Glencourse Lane and 2115 – 2125 Glencourse Lane

Run parallel French Drain and solid pipe systems through center or run behind homes. Install drain boxes every 25qthrough the run. Connect 8 -12 downspout connections per run to the system. Total trench run for each section is 200 linear feet per trench to the existing storm sewer or drain culvert. End at masonry drain setting at storm sewer or drain culvert.

Grading, French Drains, drywells, solid pipe, drain boxes, downspout connections, distributed to existing storm sewer including labor and materials: Budgetary estimate PER SECTION- \$14,000.00 - \$16,500.00