

COMPREHENSIVE AGREEMENT

Between

The Historic Triangle Recreational Facility Authority

And

MEB General Contractors, Inc.

For

Design and Construction

Of

Regional Sports and Events Facilities

Date: _____ March 8, 2024

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COMPREHENSIVE AGREEMENT

THIS COMPREHENSIVE AGREEMENT (this "Agreement") is dated and effective as of March 8, 2024, between THE HISTORIC TRIANGLE RECREATIONAL FACILITIES AUTHORITY ("HTRFA", "the Owner" or "the Authority"), a political subdivision of the Commonwealth of Virginia, and MEB GENERAL CONTRACTORS, INC. ("Design-Builder"). The Authority and Design-Builder are referred to individually as a "Party" and collectively as "the Parties".

Recitals

1. Virginia's Historic Triangle area is located in Coastal Virginia between the James and York rivers and is composed of all of the City of Williamsburg and the Counties of James City and York (together, the "Localities").

2. HTRFA was created as a political subdivision of the Commonwealth of Virginia by concurrent resolutions adopted in 2021 by the Williamsburg City Council and the Boards of Supervisors of James City County and York County pursuant to the Public Recreational Facilities Authorities Act, Virginia Code § 15.2-5600 (the "Act").

3. HTRFA's purpose is to acquire, construct and operate one or more public recreational facilities to not only serve the citizens of the Localities, but also to promote and enhance recreation, sports and tourism activities in the geographic area of the Localities.

4. HTRFA held its inaugural meeting on January 12, 2022.

5. On February 9, 2022, HTRFA adopted Guidelines for Implementation of the Public-Private Education Facilities and Infrastructure Act of 2002 (the "PPEA Guidelines"), establishing procedures for the development of public facilities through public-private partnerships, which procedures satisfy the requirements of the Public-Private Education Facilities and Infrastructure Act of 2002, Virginia Code § 56-575.1 et. seq. (the "PPEA").

6. HTRFA received and accepted two unsolicited proposals for the construction of regional indoor sports and event facilities to be undertaken in various phases (the "Regional Sports and Events Facilities") located on the property at 100 Visitor Center Drive in the City of Williamsburg, Virginia (the "Site¹").

7. The non-confidential portions of the proposals were posted on HTRFA's website.

8. In accordance with HTRFA's PPEA Guidelines, HTRFA publicly advertised for and invited interested private entities to submit competing conceptual phase proposals for the Regional Sports and Events Facilities with the requirement that the proposals provide for an initial phase of the Regional Sports and Events Facilities to be at least 160,000 square feet and

¹ See also General Conditions Section 1.2.5.

include 12 basketball courts that can be converted to 24 volleyball courts and 36 pickleball courts (the "Initial Project").

9. No viable bids resulted from the solicitation process.

10. HTRFA created a review advisory panel composed of regional stakeholders in the banking, tourism, and economic development industries to review and provide analysis and advice to HTRFA regarding the proposals.

11. Following the review and analysis of the proposals, HTRFA selected Design-Builder for negotiation of an Interim Agreement for preliminary design of the Initial Project (the "Interim Agreement").

12. HTRFA determined that, among other considerations, it would be advantageous to proceed with the Initial Project pursuant to Design-Builder's proposal (the "Proposal") using procedures for competitive negotiation, rather than using sealed, competitive bids, given the probable scope, complexity and urgency of the Initial Project; the merits of risk-sharing and the potential for added value; and the economic benefit from the Initial Project that might otherwise not be available.

13. The Parties negotiated and entered into the Interim Agreement relating to the Initial Project consistent with the PPEA, other applicable law, the PPEA Guidelines, the Proposal, and discussions between representatives of HTRFA and Design-Builder.

14. The Parties have presented site plans and other information to appropriate City of Williamsburg agencies and reviewed the same with the governing bodies of the Localities.

15. HTRFA, concluding that the design and construction of the Initial Project (for purposes of this Agreement, the "Project") is feasible, has selected Design-Builder for the negotiation of this Comprehensive Agreement (the "Agreement") under the PPEA to address the completion of design, construction and commissioning of the Project without further procurement.

16. The Parties have negotiated this Agreement consistent with the PPEA, other applicable law, the PPEA Guidelines, Design-Builder's proposals, and discussions between representatives of HTRFA and Design-Builder.

17. The Parties acknowledge and agree that this Agreement, including the General and Supplemental Conditions (as defined below), will function as the design-build contract for the Project.

18. Having considered this Agreement and other information, HTRFA has determined that the Project to be designed and constructed pursuant to this Agreement serves the public purpose of the PPEA under the criteria of Virginia Code § 56-575.4(C).

19. This Agreement was posted for public inspection in accordance with the PPEA and the PPEA Guidelines.

20. On March 8, 2024, in accordance with Virginia Code § 56-575.16(5) and HTRFA's PPEA Guideline and following its review of this Agreement, the Board of the Authority approved this Comprehensive Agreement and authorized its execution by the Chairperson of the Board.

AGREEMENTS

NOW THEREFORE, for and in consideration of the mutual promises, conditions and covenants herein set forth, the Parties agree as follows:

1. **Incorporation of Recitals.**

The foregoing recitals are true and correct and are incorporated herein by reference.

2. **Contract Documents.**

The Contract Documents are comprised of the following:

- a. All written modifications, amendments, change directives and change orders to this Agreement issued in accordance with the General Conditions;
- b. This Agreement, including all exhibits, attachments, and documents expressly incorporated herein;
- c. The General Conditions, including all exhibits, attachments, and documents expressly incorporated therein;
- d. The Supplemental Conditions, including all exhibits, attachments, and documents expressly incorporated therein; and
- e. Construction Documents prepared and approved in accordance with General Conditions Section 2.4.

3. **Definitions.**

The following definitions apply to this Agreement.

- a. "Construction Documents" means the documents as defined in General Conditions Section 1.2.3 and as referenced in Section 2.4 of the General Conditions.
- b. "Contract Documents" means those documents listed in Article 2 above.
- c. "Contract Price" means the amount that the Authority will be obligated to pay the Design-Builder as stated at Article 6 of this Agreement and is subject to upward or downward

adjustment pursuant only to the Agreement.

- d. "Contract Time" has the meaning ascribed by Article 8 hereof, as may be adjusted pursuant to the Contract Documents.
 - e. "Date of Commencement" means the date the Comprehensive Agreement is executed on behalf of the Authority.
 - f. "Design-Build Contract" means this Agreement and the exhibits attached hereto, including the General and Supplemental Conditions.
 - g. "Final Completion of the Work", "Final Completion" or "final completion" means completion of all of the Work as defined in General Conditions 1.2.19 and in conformance with the Construction Documents as described in General Conditions Section 2.4.2, and other Contract Documents, including without limitation, punch list items, but not including warranty items.
 - h. "General Conditions" means *Design-Build Institute of America* Document No. 535, "Standard Form of General Conditions of Contract between the Authority and Design-Builder", as modified by agreement of the Authority and Design-Builder, which is attached hereto as Exhibit 2.
 - i. "Owner's Representative" means MBP.
 - j. "Project" means the design and construction of the improvements of the Initial Project as contemplated by the Contract Documents. "Project" includes both the entirety of the Project or a part thereof.
 - k. "Project Schedule" means that schedule defined in General Conditions Section 1.3.7 and attached as Exhibit 1-4 Project Schedule.
 - l. "Site" means the land on which the Project will be constructed as depicted at Exhibit 1-5 Site Logistics and Utilization Plan.
 - m. "Substantial Completion of the Work," "Substantial Completion," or "substantial completion," with respect to the Project, shall have the meaning as defined in General Conditions Section 1.2.18.
 - n. "Supplemental Conditions" means the Supplemental Conditions of Contract between the Authority and Design-Builder, attached hereto as Exhibit 3.
4. **General Scope of Work; Interpretation; Intent and Incorporation.**
- a. **General Scope.**

Design-Builder shall perform, provide or cause to be provided all design and construction

services, and provide or cause to be provided all material, equipment, services and labor, necessary to complete the Work described in the Contract Documents. The Design-Builder's Scope of Work is more specifically described in the Comprehensive Agreement Pricing Submission submitted by the Design-Builder at the 35% Design Development Phase to the Authority on November 30, 2023, attached as Exhibit 1 ("35% Design Development Submission"). Design-Builder shall be responsible for the professional quality, technical accuracy and the coordination of all designs, drawings, plans, specifications, and other services and/or materials furnished by Design-Builder under this Agreement.

- b. The Contract Documents are intended to permit the Parties to complete the Work and all obligations required by the Contract Documents within the Contract Time(s) for the Contract Price. The Contract Documents are intended to be complementary and interpreted in harmony so as to avoid conflict, with words and phrases interpreted in a manner consistent with construction and design industry standards. In the event of any inconsistency, conflict, or ambiguity between or among the Contract Documents, the order of precedence among Contract Documents shall be as provided in Article 25 hereof.
 - c. Terms, words and phrases used in the Contract Documents, including this Agreement, shall have the meanings given them in this Agreement and the General and Supplemental Conditions.
 - d. In accordance with Article 25 hereof and as more fully provided thereby, the Contract Documents form the entire agreement between Owner and Design-Builder. No oral representations or other agreements have been made by the Parties except as specifically stated in the Contract Documents.
5. **Ownership of Work Product.**
- a. Work Product is defined as unique elements of designs contained in the Drawings and Specifications, including electronic copy of them, furnished by Design-Builder to Owner under this Agreement and the copyrights thereto ("Work Product"). Such Work Product shall become the property of Owner upon payment for such item(s) and all amounts due hereunder for the Work. Design-Builder, Designer, and Prime Construction Contractor shall have the right to use Work Product except as a reuse of the same design on another Owner's project.
 - b. Owner may use the Work Product only in connection with Owner's occupancy and use of the Project, including for maintenance and repairs, future renovations, and expansions, and for any other purpose Owner deems appropriate. Such Work Product is not intended or expected to be suitable for use on other projects, or by other contractors or designers, except for the uses listed in the previous sentence. Owner shall not provide Work product to any other entity for use on other projects, subject to State law, except for renovations or expansions to this project. Use of Work Product by Owner for any purpose other than that described above, or any use of the Work Product by other persons to whom Owner

has furnished such Work Product shall be at the user's sole risk of liability and without liability or legal exposure to Design-Builder, Designer, Prime Construction Contractor, or any of their subcontractors and consultants, or any of their officers or employees.

- c. Design-Builder shall include in its contract with its Designer and have included in contracts with any design professionals providing any services for this Project provisions that require all design professionals providing any services for the Project to agree to this Article 5, and Design-Builder shall indemnify, and hold harmless Owner and its agents, employees, architects, engineers, consultants and contractors from any claim of copyright infringement by any Person based upon Owner's use of the Work Product for this Project pursuant to this Article 5.
 - d. Nothing in this Article 5 shall be deemed to relieve Design-Builder or any Designers providing services through Design-Builder of their obligation under this Agreement that all design and design services provided for this Project shall conform to the applicable standard of care defined herein for the Designer providing such design or services.
 - e. If Owner terminates the Agreement for its convenience as set forth in Article 14 hereof, or if Design-Builder elects to terminate the Agreement in accordance with Article 13 hereof, Designer and Design-Builder shall, upon Owner's payment in full of the amounts due Design-Builder under the Contract Documents, grant Owner a limited license to use the Work Product to complete the Project and subsequently use the Project, conditioned on the following:
 - i. Use of the Work Product is at Owner's sole risk without liability or legal exposure to Design-Builder, including Designer and Design Consultants at any tier; and
 - ii. Owner agrees to pay Design-Builder all design and consultant fees due at the time of termination as compensation for the right to use the Work Product in accordance with this Article 5 if Owner resumes the Project through its employees, agents, or third parties.
 - f. If the Agreement is terminated due to Design-Builder's default pursuant to Article 13 hereof, and (i) it is determined that Design-Builder was in default, and (ii) Owner has fully satisfied all of its obligations under the Contract Documents, the Work Product shall become the property of Owner upon payment for such item(s) and all amounts due hereunder for the Work. Use of the Work Product is conditioned on Owner's express understanding that its use of the Work Product is at Owner's sole risk and without liability or legal exposure to Design-Builder.
6. **Contract Price.**
- a. A Contract Price has been agreed to by the parties the amount of which is SEVENTY-NINE MILLION, NINE HUNDRED EIGHTY-ONE THOUSAND DOLLARS (\$79,981,000.00). Unless

otherwise provided in the Contract Documents, the Contract Price is deemed to include all sales, use, consumer, and other taxes imposed by law or any governmental authority.

- b. Owner shall pay Design-Builder in accordance with Article 7 hereof, subject to adjustment in accordance with the General Conditions.
- c. For Changes to the Work requested by the Owner in writing after Owner's approval of the 60% Contract Documents, if such changes add to the Scope of Work, Design-Builder shall, upon the written request of the Owner, make the necessary design drawing and specification revisions; prepare and issue requests for proposal describing the modifications; prepare estimates, drawings and specifications as required; evaluate proposals and make recommendations to the Owner. To the extent that a contract time extension and amounts payable by Owner for Change under this paragraph are warranted, such extension and amounts payable will be negotiated, and based upon the a reasonable amount of time to complete such Change.
- d. No payment shall be made to Design-Builder in excess of the Contract Price except as adjusted for any Changes made in accordance with this Agreement. Design-Builder shall be wholly responsible to complete the Project at no compensation above the Contract Price as adjusted for any Changes made in accordance with this Agreement, and the Owner shall have no obligation to pay the Design-Builder such excess amount or any portion thereof, ***SUBJECT TO DESIGN-BUILDER'S CLAIM AND DISPUTE RESOLUTION RIGHTS.***
- e. Upon request of the Owner, Design-Builder agrees to provide sufficient financial information demonstrating the amount of profit realized by Design-Builder as a result of this Agreement.

7. Payment.

a. Progress Payments

Design-Builder shall submit to Owner's Representative on the twenty-fifth (25th) day of each month, beginning with the first month after the Date of Commencement, Design-Builder's Application for Payment (as such term is used in the General Conditions) for that month in accordance with General Conditions Article 6. Owner shall make payment within thirty (30) days after approval by the Owner's Representative of each properly submitted and accurate Application for Payment in accordance with General Conditions Article 6, but in each case less the total of payments previously made, and less amounts properly withheld under General Conditions Section 6.3.

b. Retainage on Progress Payments

- i) Owner will retain five percent (5%) of the progress payments earned on the Reimbursable Costs of the construction portion of the Work and Contractor's fixed

fee through Substantial Completion. Design-Builder shall include or cause to be included retainage provisions in all subcontracts at the rate set forth herein.

- ii) Upon Substantial Completion of the entire Work, Owner shall release to Design-Builder all retained amounts relating, as applicable, to the entire Work or completed portion of the Work, less an amount equal to 200% of the reasonable value of all remaining or incomplete items of Work as noted in the Certificate of Substantial Completion.

c. Final Payment

Design-Builder shall submit its Final Application for Payment to Owner in accordance with General Conditions Section 6.7. If the sum of all progress payments and the final invoice is greater than the Contract Price, as modified by Change Orders, the final invoice shall be adjusted so that the sum of all progress payments and the final payment is not greater than the Contract Price. If the Design-Builder's claim to amounts payable under the Comprehensive Agreement has been assigned, with consent of Owner, as provided in the General Conditions, a release may also be required of the assignee. Owner shall make payment on Design-Builder's properly submitted and accurate Final Application for Payment within sixty (60) days after Owner's receipt of the Final Application for Payment, provided that Design-Builder has satisfied the requirements for final payment set forth in General Conditions Section 6.7.2.

d. Interest

Payments due and unpaid by Owner to Design-Builder, whether progress payments or final payment, shall bear interest on all amounts properly due commencing thirty (30) days after the receipt of Design-Builder's properly submitted and accurate invoice, at the rate of one (1) percent per month.

8. Contract Time.

a. Date of Commencement.

The Work shall commence upon Notice to Proceed from Owner ("Date of Commencement") unless the Parties mutually agree otherwise in writing. The Chair of the Authority shall execute the Agreement on behalf of the Authority upon approval hereof by the Authority. Some Work (preliminary sitework, demolition, shop drawings, fabrication, general conditions work, etc.) may have to be performed prior to the full commencement of construction. The time stated for completion of each phase includes cleanup of the site.

b. Substantial Completion and Final Completion.

- i. Substantial Completion of all Work and Final Completion shall be achieved no later than the dates in the Project Schedule in Exhibit 1-4 ("Scheduled Substantial

Completion Date” and “Final Completion of the Work”). On a monthly basis after the Date of Commencement, Design-Builder shall consult with the Owner’s Representative with regard to the likely Substantial Completion date of each phase and earlier occupancy dates so as to allow the Owner to plan its move.

- ii. Final Completion of the Work or identified portions of the Work shall be achieved as expeditiously as reasonably practicable, not later than sixty (60) calendar days after Substantial Completion and within the time specified in the Project Schedule.
- iii. All of the dates set forth in this Article 8 shall be subject to adjustment in accordance with the General Conditions.

c. Liquidated Damages.

- i. Owner and Design-Builder recognize that TIME IS OF THE ESSENCE in the completion of the Work and that Owner may suffer loss or damages if the Work is not completed within the period of time stipulated, plus any extensions thereof allowed in accordance with the Agreement. The parties also recognize the delays, expense, and difficulties involved in proving the actual loss or damages suffered by Owner if the Work is not completed on time. Accordingly, if Substantial Completion is not attained by thirty (30) days after the Scheduled Substantial Completion Date, e.g., the date established for Substantial Completion (the “LD Date”), Design-Builder agrees it shall owe to and pay to Owner as liquidated damages for loss of Owner’s use or occupancy of the Work, but not as a penalty, the sum of \$2,000.00 as step one liquidated damages for each and every consecutive calendar day of unexcused delay after the LD Date. Beginning on the 46th day after the LD Date, if Substantial Completion has not yet been attained, Design-Builder agrees it shall owe to and pay to Owner as liquidated damages for loss of Owner’s use or occupancy of the Work, but not as a penalty, the sum of \$500.00 for each and every consecutive calendar day of unexcused delay after the LD Date, in addition to the step one liquidated damages, for a total of \$2,500.00 per day. Beginning on the 76th day after the LD Date, if Substantial Completion has not yet been attained, Design-Builder agrees it shall owe to and pay to Owner as liquidated damages for loss of Owner’s use or occupancy of the Work, but not as a penalty, the sum of \$1,000.00 for each and every consecutive calendar day of unexcused delay after the LD Date, for a total of \$3,000.00 per day.

Once the Work is Substantially Complete, the accrual of step one liquidated damages shall stop and Design-Builder shall have sixty (60) calendar days in which to achieve Final Completion of the Work. If Final Completion of the Work is not achieved by the sixtieth (60th) day after Substantial Completion has been achieved, and if no extension of such time period has been granted by the Owner as required by this Agreement, then Design-Builder shall owe the Owner the additional amount of step 2 liquidated damages of THREE HUNDRED DOLLARS (\$300.00) for each and every consecutive calendar day thereafter that Final Completion of the Work is not achieved.

- ii. Design-Builder further agrees that any liquidated damages Owner assesses against Design-Builder may also be withheld by Owner from any retainage or other sums Owner may otherwise owe to Design-Builder. Design-Builder hereby waives any defense as to the validity of any liquidated damages on the grounds such liquidated damages could be void as penalties or are not reasonably related to actual damages except as to whether Design-Builder is not responsible for delays.
- iii. The liquidated damages provided herein shall be in lieu of all liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are occasioned by any delay in achieving Substantial Completion.

d. Consequential Damages²

- i. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY (EXCEPT AS SET FORTH IN SECTION 8.d.ii BELOW), NEITHER DESIGN-BUILDER, DESIGNER, CONTRACTOR OR PRIME CONSTRUCTION CONTRACTOR, NOR OWNER SHALL BE LIABLE TO THE OTHER FOR ANY CONSEQUENTIAL LOSSES OR DAMAGES, WHETHER ARISING IN CONTRACT, WARRANTY, TORT (INCLUDING, BUT NOT LIMITED TO OR NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, INCLUDING BUT NOT LIMITED TO LOSSES OF USE, PROFITS, BUSINESS, REPUTATION OR FINANCING.
- ii. The consequential damages limitation set forth in Section 8.d.i above is not intended to affect the payment of liquidated damages set forth in this Article 8 of the Agreement, which both parties recognize has been established, in part, to reimburse Owner or reward Design-Builder for some damages that might otherwise be deemed to be consequential. Unless expressly provided otherwise herein, the rights and remedies of the parties provided for under this Agreement are in addition to any other rights and remedies provided by law.

9. Project Schedule.

- a. The Project Schedule includes dates for Substantial and Final Completion of Work of the Project. TIME IS OF THE ESSENCE in achieving the Substantial Completion and Final Completion of Work dates for the Project.
- b. The Authority and Design-Builder shall use their best efforts to maintain the Project Schedule, which can be modified by mutual written agreement of the Parties as circumstances warrant and consistent with the Agreement as set forth in General Conditions Section 10.1.1, keeping in mind the importance of achieving the Substantial Completion dates for the Project. Design-Builder shall include in the Project Schedule sufficient allowance of time for permitting, reviews, and approvals as it takes in the

² Language for 8.d. adapted from DBIA Document No 535, Article 10.

normal course in the Authority for an expedited project.

10. Plan of Finance.

The Authority will arrange to finance the costs of the Project in a manner that results in the availability of funds in the amounts and at the times required to meet the projected needs for the Project, subject to annual appropriation. The Authority will include in its budget amounts reasonably necessary to finance the entire Project. HTRFA will provide evidence of funding for the Project prior to Approval of the 100% Design.

11. Construction Documents Submittal Phase.

Construction Document submissions shall be made as outlined below:

a. 60% Construction Documents Submission

Following receipt of Owner's approval of the 35% Design Development Submission, the Design-Builder shall prepare a 60% Construction Documents submission. Design-Builder shall submit the 60% Construction Documents submission to the Owner for review and approval in accordance with the Project Schedule. The Owner review period will be in accordance with the Project Schedule.

b. 85% Construction Documents Submission

Following receipt of Owner's approval of the 60% Construction Documents submission, the Design-Builder shall prepare an 85% Construction Documents submission. Design-Builder shall submit the 85% Construction Documents submission to the Owner for review and approval in accordance with the Project Schedule.

c. 100% Construction Documents Submission

Following receipt of Owner's approval of the 85% Construction Documents submission, the Design-Builder shall prepare a 100% Construction Documents submission. Design-Builder shall submit the 100% Construction Documents submission to the Owner for review and approval in accordance with the Project Schedule. On an exception basis, intermediate submissions may be provided for the design of sitework, foundations, structural steel and other items or systems requiring either advance procurement or construction start prior to the completion of the overall design in accordance with the approved schedule. The Owner review period will be in accordance with the Project schedule shown.

12. Construction Phase.

Construction services to be provided or caused to be provided by Design-Builder for the Project shall be performed pursuant to the Contract Documents. With Owner's prior agreement in writing, construction may commence in accordance with the Project Schedule prior to the

Owner's approval of all of the Construction Documents. Where phased/fast track construction is proposed prior to overall final approval, Plans and Specifications covering the system or components covered by that phase must be approved by the Owner prior to the start of construction of that phase.

13. Stop Work and Termination for Cause.

a. Authority's Right to Stop Work.

- i. The Authority may, without cause and for its convenience, order Design-Builder in writing to stop and suspend the Work. Such suspension shall not exceed sixty (60) consecutive days or aggregate more than ninety (90) days during the duration of the Project.
- ii. Design-Builder is entitled to seek an adjustment of the Contract Price and/or Contract Time(s) if its cost to perform and/or time to achieve Substantial Completion of the Work have been significantly impacted by any suspension or stoppage of Work by the Authority.

b. Authority's Right to Perform and Terminate for Cause.

- i. If Design-Builder persistently fails to (i) provide or cause to be provided a sufficient number of design professionals or skilled workers; or (ii) supply the materials or equipment required by the Agreement; or (iii) comply with applicable Legal Requirements; or (iv) timely pay, without cause, Designer, Design Consultants or Subcontractors; or (v) prosecute the Work with promptness and diligence to ensure that the Work is completed by the Contract Time(s), as such times may be adjusted; or (vi) perform material obligations under the Contract Documents, or if Design-Builder (i) becomes insolvent; or (ii) makes a general assignment for the benefit of its creditors; or (iii) commences or consents to any action seeking reorganization, liquidation or dissolution under any law relating to bankruptcy or relief of debtors; or (iv) commences or consents to any action seeking appointment of a receiver or trustee for itself or its assets, then the Authority, in addition to any other rights and remedies provided in the Contract Documents or by law, shall have the rights set forth in Sections 13.b.ii and 13.b.iii below.
- ii. Upon the occurrence of an event set forth in Section 13.b.i above, the Authority may provide written notice to Design-Builder that it intends to terminate the Agreement, in whole or in part, unless the problem cited is cured, or reasonably commenced to be cured, within fifteen (15) days of Design-Builder's receipt of such notice. If Design-Builder fails to cure, or reasonably commence to cure, such problem, then the Authority may give a second written notice to Design-Builder of its intent to terminate within an additional fifteen (15) day period. If Design-Builder, within such second fifteen (15) day period, fails to cure, or reasonably commence to cure, such problem, then the Authority may declare the Agreement terminated for default by providing

written notice to Design-Builder of such declaration.

- iii. Upon declaring the Agreement terminated pursuant to Section 13.b.ii above, the Authority may enter upon the premises and take possession, for the purpose of completing the Work, of all materials, equipment, scaffolds, tools, appliances and other items thereon, which have been purchased or provided for the performance of the Work, all of which Design-Builder hereby transfers, assigns and sets over to the Authority for such purpose, and to employ any person or persons to complete the Work and provide all of the required labor, services, materials, equipment and other items. In the event of such termination, Design-Builder shall not be entitled to receive any further payments under the Contract Documents until the Work shall be finally completed in accordance with the Contract Documents. At such time, if the unpaid balance of the Contract Price exceeds the cost and expense incurred by the Authority in completing the Work, such excess shall be paid by the Authority to Design-Builder. If the Authority's cost and expense of completing the Work exceeds the unpaid balance of the Contract Price, then Design-Builder shall be obligated to pay the difference to the Authority. Such costs and expense shall include not only the cost of completing the Work, but also losses, damages, costs and expense, including attorneys' fees and expenses, incurred by the Authority in connection with the procurement and defense of claims arising from Design-Builder's default, subject to the waiver of consequential damages set forth in General Conditions Section 2.9.3.
- iv. If the Authority improperly terminates the Agreement for cause, the termination for cause will be converted to a termination for convenience in accordance with the provisions of Article 14 hereof and the Authority will reimburse Design-Builder for such costs and expenses incurred in connection with the improper termination as provided in Article 14.

c. Design-Builder's Right to Stop Work.

- i. Design-Builder may, in addition to any other rights afforded under the Contract Documents or at law, stop work upon the Owner's failure to pay amounts properly due pursuant to Section 7(a) above and General Conditions Article 6.
- ii. Should the event set forth in Section 13.c.i above occur, Design-Builder has the right to provide the Authority with written notice that Design-Builder will stop work unless said event is cured within fifteen (15) days from the Authority's receipt of Design-Builder's notice. If the Authority does not cure the problem within such fifteen (15) day period, Design-Builder may stop work. In such case, Design-Builder shall be entitled to make a claim for adjustment to the Contract Price and Contract Time(s) to the extent it has been adversely impacted by such stoppage.

d. Design-Builder's Right to Terminate for Cause.

Design-Builder, in addition to any other rights and remedies provided in the Contract

Documents or by law, may terminate the Agreement for cause for the following reasons specified in clauses i. through iii. below:

- i. The Work has been stopped for sixty (60) consecutive days, or more than ninety (90) days during the duration of the Project, because of an order by a court or any government authority having jurisdiction over the Work, or orders by the Authority under Section 13.a.i hereof, provided that such stoppages are not due to the acts or omissions of Design-Builder or anyone for whose acts Design-Builder may be responsible.
- ii. The Authority's failure to provide Design-Builder with any information, permits or approvals that are the Authority's responsibility under the Contract Documents which result in the Work being stopped for sixty (60) consecutive days, or more than ninety (90) days during the duration of the Project, even though the Authority has not ordered Design-Builder in writing to stop and suspend the Work pursuant to Section 13.a.i. hereof.
- iii. Upon the occurrence of an event set forth in Section 13.d.i above, Design-Builder may provide written notice to the Authority that it intends to terminate the Agreement unless the problem cited is cured, or commenced to be cured, within fifteen (15) days of the Authority's receipt of such notice. If the Authority fails to cure, or reasonably commence to cure, such problem, then Design-Builder may give a second written notice to the Authority of its intent to terminate within an additional fifteen (15) day period. If the Authority, within such second fifteen (15) day period, fails to cure, or reasonably commence to cure, such problem, then Design-Builder may declare the Agreement terminated for default by providing written notice to the Authority of such declaration. In such case, Design-Builder shall be entitled to recover in the same manner as if the Authority had terminated the Agreement for its convenience under Article 14 of the Agreement.

e. Bankruptcy of Authority or Design-Builder.

- i. If either the Authority or Design-Builder institutes or has instituted against it a case under the United States Bankruptcy Code (such Party being referred to as the "Bankrupt Party"), such event may impair or frustrate the Bankrupt Party's ability to perform its obligations under the Contract Documents. Accordingly, should such event occur:
- ii. the Bankrupt Party, its trustee or other successor, shall furnish, upon request of the non-Bankrupt Party, adequate assurance of the ability of the Bankrupt Party to perform all future material obligations under the Contract Documents, which assurances shall be provided within ten (10) days after receiving notice of the request; and
- iii. the Bankrupt Party shall file an appropriate action within the bankruptcy court to seek

assumption or rejection of the Agreement within sixty (60) days of the institution of the bankruptcy filing and shall diligently prosecute such action.

- iv. If the Bankrupt Party fails to comply with the foregoing obligations listed in clauses ii. and iii. above, the non-Bankrupt Party shall be entitled to request the bankruptcy court to reject the Agreement, declare the Agreement terminated and pursue any other recourse available to the non-Bankrupt Party under this Section 13.
- v. The rights and remedies under Section 13.e.i above shall not be deemed to limit the ability of the non-Bankrupt Party to seek any other rights and remedies provided by the Contract Documents or by law, including its ability to seek relief from any automatic stays under the United States Bankruptcy Code or the right of Design-Builder to stop Work under any applicable provision of the Contract Documents.

14. **Termination for Convenience.**

Upon fourteen (14) days written notice to Design-Builder, the Owner may, for its convenience and without cause, elect to terminate the Agreement, in whole or in part, by giving the Design-Builder a Notice of Termination.

- a. In such event, the Authority shall pay Design-Builder for the following:
 - i. All Work executed in connection with the Agreement (including general conditions and fixed fee associated with the Work completed).
 - ii. Fees earned for Work performed in accordance with the Agreement prior to the date the Notice of Termination is effective.
 - iii. Any fees earned for Work not terminated, but not lost profits for the portions of the Agreement which were terminated.
 - iv. The reasonable costs and expenses attributable to such Termination, including demobilization costs. Demobilization costs include:
 - 1. costs of equipment and materials procured prior to the date of Termination which cannot be returned or cancelled; and
 - 2. amounts due pursuant to settlements with Subcontractors and Design Consultants so long as such settlements are limited to payments for Work and fees as described in this section 14.a.
 - v. The Authority shall not be obligated to pay Design-Builder for any additional compensation including but not limited to loss of revenue, income, or profit on Work not performed as a result of such termination.

- b. Upon receipt of a Notice of Termination, unless otherwise directed by the Owner's Representative, the Design-Builder must take the following actions:
 - i. Stop Work to the extent specified in the notice.
 - ii. Place no further orders or subcontracts for materials, services, or facilities except as may be necessary for completion of the non-terminated Work.
 - iii. Terminate all design, orders and subcontracts to the extent that they relate to the Work terminated.
 - iv. Settle all outstanding liabilities and claims arising out of the termination of orders and subcontracts.
 - v. Transfer title to the Owner and deliver as directed by the Owner's Representative:
 - 1. Work in process, completed Work, and other material produced as a part of or acquired for the Work terminated; and
 - 2. The completed or partially completed (in both hard copy and electronic format) plans, drawings, information, and other property that, if the Agreement had been completed, would have been furnished to the Owner.
 - vi. Use its best efforts to sell, as directed by the Owner's Representative, any property of the types referred to in Paragraph v above, provided that the Design-Builder may acquire property under the conditions prescribed and at prices approved by the Owner's Representative, and the proceeds of any such transfer will be applied in reduction of any payments to be made by the Owner to Design-Builder, or be credited to the price or cost of the Work covered by this Agreement, or be paid in any manner directed by the Owner's Representative. Complete performance of the Work not terminated.
 - vii. Take any action that may be necessary, or that the Owner's Representative may direct, for protecting and preserving any property related to this Agreement that is in the possession of the Design-Builder and in which the Owner has or may acquire an interest.
- c. At any time, Design-Builder may submit to the Owner's Representative a list, certified as to quantity and quality, of termination inventory not previously disposed of, and may request the Owner to remove inventory items or enter into a storage agreement covering them. Not later than fifteen (15) calendar days after receiving this request, the Owner will accept title to the items and remove them or enter into a storage agreement. The list will be subject to verification by the Owner's Representative upon removal of the items or, if the items are stored, within forty-five (45) days after submission of the list.

- d. After termination, Design-Builder must submit to the Owner's Representative a termination claim in the form and with the certification prescribed by the Owner's Representative. The claim must be submitted promptly, but in no event more than ninety (90) days after the effective date of termination, unless an extension in writing is granted by the Owner's Representative. However, if the Owner's Representative determines that the facts justify such action, any termination claim may be received and acted upon at any time after the 90-day period. Upon failure of Design-Builder to submit a termination claim within the time allowed, the Owner's Representative may determine, on the basis of the information available, the amount, if any, due Design-Builder by reason of the termination which amount Owner shall pay. The termination claim may include costs incurred in its preparation for Design-Builder and its subcontractors.
- e. If Design-Builder and the Owner's Representative fail to agree on the amount to be paid to Design-Builder by reason of the termination, the Owner will only pay Design-Builder the amount payable based on the progress obtained on the Project at the time of the termination, including Reimbursable Costs and Fixed Fees only to that point. In no event shall Design-Builder be paid for any Work not actually and properly provided to and approved by Owner and no claim for lost profits or overhead shall be allowed for any time after termination.
- f. The total sum to be paid to Design-Builder may not exceed the total Contract Price as reduced by the payments made and as further reduced by the Contract Price of Work not terminated plus the termination claim. Except for normal spoilage, and except to the extent that the Owner expressly assumed the risk of loss, there will be excluded from the amounts payable to Design-Builder under Paragraph e above, the fair value, as reasonably determined by the Owner's Representative, of property destroyed, lost, stolen, or damaged so as to become undeliverable to the Owner, or to a buyer.
- g. Design-Builder has the right of review under the "Resolution of Disputes, Claims and Other Matters" clause of any determination made by the Owner's Representative under paragraphs d, e and f above, except that, if the Design-Builder has failed to submit its termination claim within the time provided in paragraph d above and has failed to request an extension of time, there may be no right of review.
- h. In arriving at the amount due the Design-Builder, there may be deducted:
 - i. Any valid claim that the Owner may have against the Design-Builder under this Agreement or otherwise; and
 - ii. The agreed price for or the proceeds of sale of materials, supplies, or other things kept by Design-Builder or sold and not recovered by or credited to the Owner.
- i. If the termination is partial, Design-Builder must file with the Owner's Representative a request in writing for an equitable adjustment of the price and time specified in the Agreement relating to the continued portion of the Agreement.

15. **Payment Bonds, Performance Bonds, and Other Security.**

- a. Design-Builder shall furnish prior to notice to proceed with or commencement of any construction, whichever occurs first, separate performance and payment bonds in the amount of one hundred percent (100%) of the costs of construction. All bonds shall be executed by a corporate surety or corporate sureties that are reasonably acceptable to the Authority, and duly authorized to do business in the Commonwealth of Virginia, that meet the requirements of Virginia Code § 2.2-4337 and are executed in a form acceptable to the Authority. Design-Builder shall cooperate with the Authority to fulfill any reasonable requirements in connection with the financing for the Project with respect to the form of performance and payment bonds provided hereunder.
- b. Design-Builder shall also furnish any cash escrow, funds, cashier's checks, certified checks, or letters of credit required for the Authority's issuance of any earth-disturbing or other permit and any bonds or security required by VDOT or any other governmental authority.

16. **Insurance.**

- a. Design-Builder shall obtain, maintain and comply with the terms and conditions of, and shall pay all premiums with respect thereto as the same become due and payable, the following insurance with companies that are reasonably satisfactory to the Authority with at least an A (financial strength) and a XIV (size) or greater rating by A.M. Best:
 - i. Worker's Compensation insurance in the amount statutorily required;
 - ii. Commercial General Liability insurance (on an occurrence basis) for a combined single limit for bodily injury and property damage of not less than \$5,000,000, with coverage, at a minimum, for (i) blanket contractual liability; (ii) products liability and completed operations; and (iii) broad form property damage coverage;
 - iii. Business Automobile Liability insurance for a combined single limit for bodily injury and property damage of not less than \$1,000,000. Auto liability should be written with a symbol "I" which will provide owned, non-owned, and hired auto liability coverage.
 - iv. Umbrella or Excess Liability insurance for a minimum single limit of \$4,000,000 supplementing the Commercial General Liability policy and Business Automobile Liability policy.
 - v. Professional Liability insurance, on a claims made basis, in an amount not less than \$5,000,000 per occurrence and not less than \$5,000,000 in the aggregate, covering damages resulting from negligent professional errors, omissions or wrongful acts or services performed by a certified, licensed or registered architect or professional engineer, as required by applicable law.
 - vi. Design-Builder may satisfy the minimum liability limits required above for Commercial General Liability and Business Automobile Liability under an Umbrella or Excess

Liability policy.

- vii. Design-Builder shall be responsible for the filing and settling of claims and liaison with insurance adjusters.
- viii. Design-Builder shall send a copy of all policies and certificates of coverage to the Authority, which shall be deemed to have approved of such policies unless, within thirty (30) days after receipt thereof, the Authority shall by notice in writing advise Design-Builder to the contrary.
- ix. The Commercial General Liability and Business Automobile Liability insurance policies shall name the Authority, and the security trustees, if any, as part of any financing, if any, as Additional Insureds. Design-Builder shall provide a policy endorsement in the form as follows:

Additional Insured - Authority, Lessees or Contractors (Form B)

This endorsement conditions insurance provided under the following policy:

COMMERCIAL GENERAL LIABILITY COVERAGE PART SCHEDULE

Name of Design-Builder as named insured, Project Name or Number, and Article II is amended to include as an insured the person or organization shown in the Schedule (Authority), but only with respect to liability arising out of "your work" for that insured by or for you. Design-Builder also agrees to endorse the Authority as "Additional Insureds" on the Umbrella or Excess Liability, unless the Certificate of Insurance states the Umbrella or Excess Liability provides coverage on a pure "True Follow-Form" basis. The Design-Builder further agrees to endorse the Authority as an Additional Insured and Loss Payee, on the Builder's Risk Insurance.

- b. The Authority reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, sub-limits, deductibles, self-insured retentions, coverages and endorsements based upon any material adverse change in insurance market conditions after the date of this Agreement affecting the availability or affordability of coverage, or changes in the scope of work/specifications affecting the applicability of coverage, and the costs of any such change shall be an adjustment to the compensation payable to Design-Builder. Additionally, the Authority reserves the right, but not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein and to reject any insurer providing coverage due to its poor financial condition or failure to operate legally.
- c. Design-Builder agrees to provide, or cause to be provided to, the Authority Certificates of Insurance evidencing that all coverages, limits and endorsements required herein are maintained and are in full force and effect. The Certificates of Insurance shall clearly indicate the project name and project number. Said Certificates of Insurance shall include

a minimum thirty (30) day endeavor to notify due to cancellation or non-renewal of coverage. The Certificate Holder address shall read:

Andrew Omer Trivette, Chair
Historic Triangle Recreational Facilities Authority
401 Lafayette Street
Williamsburg, Virginia 23185
atrivette@williamsburgva.gov

- d. Design-Builder, prior to notice to proceed with or commencement of any construction, whichever occurs first, will cause Builder's Risk insurance to be provided and maintained that names the Authority as named insured by means of an endorsement to the policy and gives coverage to protect the interests of the Authority and Design-Builder, its Subcontractors and its Design Consultants. The Builder's Risk coverage shall include property in transit, on or off-premises, which will become part of the Work, and for "acts of terrorism" coverage under the Terrorism Risk Insurance Act of 2002. Design-Builder shall procure and maintain, or cause to be procured and maintained, the Builder's Risk insurance policy on an "all risk", 100% replacement cost basis, until completion of the Project and final payment to Design-Builder under the Agreement. The Design-Builder agrees to have the policy endorsed with a manuscript endorsement eliminating the automatic termination of coverage in the event the building is occupied in whole or in part, or put to its intended use, or partially accepted by the Authority. The manuscript endorsement shall amend the automatic termination clause to only terminate coverage if the policy expires, is cancelled, the Authority's interest in the building ceases, or the building is accepted and insured by the Authority. Cessation of the Builder's Risk coverage shall be affirmatively coordinated with the Authority's property insurer, as identified by the Authority. Copies of required endorsements shall be received prior to commencement of the Project.
- i. Property Coverage - Installation Floater (and Rigger's Form, if applicable) will be required for the installation of contents or equipment, coverage will begin with supplier and continue until equipment/contents has been fully installed. Floater will be valued for the replacement cost value of equipment/contents including all costs. The Design-Builder shall provide coverage for portions of the Work stored off-site after written approval of the Owner at the value established in the approval and for portions of the Work in transit. Riggers Form extension to the General Liability coverage may be on the Design-Builder's insurance coverage, or may be a certificate from the crane company supplying this coverage and listing the Authority, its officers, agents, volunteers, and employees, and the Design-Builder and the subcontractors as additional insureds.
- ii. Special Hazards - In the event special hazards are required by the Contract Documents, the Design-Builder shall obtain and maintain during the life of the Agreement a rider to the policy or policies required, in an amount not less than that

stipulated under the above paragraphs. Should any unexpected special hazards be encountered during the performance of this Agreement, the Design-Builder shall, prior to performing any Work involving the special hazard, immediately obtain this insurance as instructed by the Owner. In the event the special hazard requiring the additional coverage was not included in the Scope of Work and Contract Price, the expense of such insurance shall be reimbursed to the Design-Builder by the Owner, otherwise the Design-Builder shall assume full responsibility for the purchase with no charge back to the Owner.

- e. Authority's Liability & Property Insurance. Owner shall procure and maintain from insurance companies authorized to do business in Virginia such liability insurance to protect the Authority from claims which may arise from the performance of the Authority's obligations under the Agreement or the Authority's conduct during the course of the Project. The liability insurance obtained by the Authority shall include as additional named insureds the interests of the Authority and Design-Builder. Upon Substantial Completion of construction, the Owner shall either: (i) continue the Builder's Risk and Property insurance coverage provided under paragraph 16.d above, or (ii) procure and maintain in effect until Final Completion of construction, property insurance providing coverage for the full cost of the Project equivalent to the Builder's Risk and Property insurance required of Design-Builder above. Design-Builder shall be named as an additional insured on such Property Insurance. Risk of loss passes to Owner in accordance with insurance provisions effective as of Substantial Completion.
- f. The Authority and Design-Builder may agree to waive all rights against each other for all losses and damages caused by any of the perils covered by the policies of insurance provided and also to waive all such rights against the Design-Builder, Subcontractors, Sub-Subcontractors, Design Consultants and all other parties named as insured in such policies for losses and damages so caused. If the Authority and Design-Builder agree to waiver of subrogation, then such insurance policies of the Authority and Design-Builder shall be endorsed to provide for this waiver of subrogation, pursuant to the Agreement. None of the above waivers shall extend to the rights that any of the insured parties may have to the proceeds of insurance held by the Authority or Design-Builder as trustee or otherwise payable under any policy so issued.

17. Representations and Warranties.

Design-Builder represents and warrants that it has legal authority to enter into this Agreement and perform all of its obligations herein (including necessary state construction and design licenses and obligations required by Virginia Code § 56-575.8) and that the execution of this Agreement by it has been duly and properly authorized. The Authority represents and warrants that it has legal authority to enter into this Agreement and perform all its obligations herein and that the execution of this Agreement by it has been duly and properly authorized, including approval by the Board of Directors of the Authority's entry into this Agreement.

18. Resolution of Disputes, Claims and Other Matters.

Disputes, claims and other matters in question between the Parties under the Agreement shall only be resolved as follows:

- a. Notice shall be provided pursuant to General Conditions Article 10.
- b. The Parties shall first endeavor to resolve any disputes, claims or other matters in question between them pursuant to General Conditions Section 10.1.1 and through direct negotiations, and if such direct negotiations fail, by non-binding mediation, with the site of the mediation being Williamsburg, Virginia, which is agreed to be the sole and exclusive venue. Should the dispute, claim, or other matter in question remain unresolved for the shorter of (i) following negotiation and mediation, or (ii) more than ninety (90) days after mediation is requested by a Party, either Party may proceed in accordance with Section 18.b below.
- b. If the procedures of Section 18.a have been followed, but more than ninety (90) days have passed since a Party has requested mediation, and the dispute, claim or matter in question remains unresolved, then either Party may institute a lawsuit or chancery action, as appropriate, in the Circuit Court of the City of Williamsburg, Virginia and may pursue all available appeals in Virginia state courts, to the extent they have jurisdiction. Design-Builder hereby consents to jurisdiction and venue in Circuit Court of the City of Williamsburg, Virginia.
- c. Nothing in paragraphs a. or b. shall prevent a Party from seeking temporary injunctive or other temporary equitable relief in the Circuit Court of the City of Williamsburg, Virginia if circumstances so warrant.
- d. In the event of any dispute, claim, or other matter in question arising, Design-Builder shall continue its performance diligently during its pendency as if no dispute, claim or other matter in question had arisen. During the pendency of any dispute in connection with the payment of moneys, Design-Builder shall be entitled to receive payments for non-disputed items and amounts.
- e. No claim by Design-Builder will be allowed if first asserted after final payment under this Agreement, except as expressly provided herein.

19. Notices.

All notices and demands by any party to any other shall be given in writing and sent by a nationally recognized overnight courier or by United States certified mail, postage prepaid, return receipt requested, and addressed as follows:

Notices to HTRFA shall be sent to:

Andrew Omer Trivette, Chair
Historic Triangle Recreational Facilities Authority

401 Lafayette Street
Williamsburg, Virginia 23185
atrivette@williamsburgva.gov

With a copy to:

Daniel M. Siegel, Esq.
Robyn H. Hansen, Esq.
Sands Anderson, P.C.
P.O. Box 1998
Richmond, VA 23218-1998
dsiegel@sandsanderson.com
rhansen@sandsanderson.com

Notices to Design-Builder shall be sent to:

Mark Olmstead, Executive Vice President
MEB General Contractors, Inc.
4016 Holland Boulevard
Chesapeake, Virginia 23323
molmstead@meb.group

With a Copy to:

Trip Smith, Project Executive
MEB General Contractors, Inc.
4016 Holland Boulevard
Chesapeake, Virginia 23323
tsmith@meb.group

Any party may, upon prior notice to the others, specify a different address for the giving of notice. Notices shall be effective one (1) day after sending if sent by overnight courier or three (3) days after sending if sent by certified mail, return receipt requested.

20. Successors and Assigns.

Except as expressly otherwise provided, all of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns. The Agreement may not be assigned without the prior written consent of the Parties to this Agreement.

21. Time of the Essence.

The time to complete construction of the Project is of the essence of the Agreement. The Design-Builder shall proceed expeditiously with adequate forces and make diligent efforts to keep the Project on schedule, and the Design-Builder shall achieve for the Project Substantial Completion of the Work and Final Completion of the Work within the completion times specified in this Agreement. The Authority will cooperate reasonably with Design-Builder's efforts to keep the Project on schedule.

22. Independent Contractor.

It is expressly understood and agreed by the Parties hereto that Design-Builder, in performing its obligations under the Agreement, shall be deemed an independent contractor and not an agent, employee or partner of the Authority.

23. No Waiver.

The failure of the Authority or Design-Builder to insist upon the strict performance of any provisions of the Agreement, the failure of the Authority or Design-Builder to exercise any right, option or remedy hereby reserved, or the existence of any course of performance hereunder shall not be construed as a waiver of any provision hereof or of any such right, option or remedy or as a waiver for the future of any such provision, right, option or remedy or as a waiver of a subsequent breach thereof. The consent or approval by the Authority of any act by Design-Builder requiring the Authority's consent or approval shall not be construed to waive or render unnecessary the requirement for the Authority's consent or approval of any subsequent similar act by Design-Builder. No provision of the Agreement shall be deemed to have been waived unless such waiver shall be in writing signed by the Party to be charged.

24. Counterparts.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but both of such counterparts together shall be deemed to be one and the same instrument. It shall not be necessary in making proof of this Agreement or any counterpart hereof to produce or account for the other counterpart.

25. Entire Agreement and Order of Precedence.

This Agreement, including any other Contract Documents, and the Exhibits attached hereto and forming a part hereof set forth all the covenants, promises, agreements, conditions and understandings between Design-Builder and the Authority concerning the Project, and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than are herein set forth. No alteration, amendment, change or addition to the Agreement shall be binding upon Design-Builder or the Authority unless reduced to writing in a formal amendment signed by each Party. The applicable portions of the Interim Agreement Deliverables are incorporated herein as Exhibit 1 for purposes of providing details concerning the requirements of this agreement. In the event of any conflict or inconsistency between or among the meaning of any provision of the Contract Documents, such meaning, and the Contract

Documents, shall be interpreted in the following order of precedence: this Agreement, including any exhibits (but specifically excluding **Exhibit 2** (the General Conditions)) and attachments hereto as well as any modifications and amendments thereto; the General Conditions, including any modifications, amendments or change orders thereto; and the Construction Documents prepared and approved in accordance with General Conditions Section 2.4.

Exhibit 1 is not intended to contradict this Agreement, and in the event of any inconsistencies or conflicts, this Agreement shall prevail.

26. Governing Law.

This Agreement shall be governed by, and construed in accordance with, the laws of the Commonwealth of Virginia without regard to its principles of conflicts of law. The provisions of this Agreement shall not be construed in favor of or against either Party but shall be construed according to their fair meaning as if both Parties jointly prepared this Agreement.

27. Auditor of Public Accounts.

Within thirty (30) days after the date of this Agreement, the Authority shall submit a copy of this Agreement to the Auditor of Public Accounts, to the extent required by Virginia Code § 56-575.9(F).

28. Financial Statements.

Design-Builder agrees to provide the Authority with copies of complete and current financial statements for the Design-Builder on an annual basis. The financial statements provided need not be audited, but if Design-Builder does have the financial statements audited, they shall supplement their initial submission of unaudited financial statements for the year concerned with copies of audited statements within thirty (30) days after they become available. The Design-Builder hereby designates such financial statements as confidential proprietary information exempt from release under the Virginia Freedom of Information Act.

29. Conditions Precedent to Agreement's Effectiveness.

It shall be a condition precedent to this Agreement's effectiveness that it first be approved by Authority Board of Directors as evidenced by the signature of the Chairperson of the Authority Board of Directors on behalf of the Authority on the signature pages hereof.

30. Exhibits.

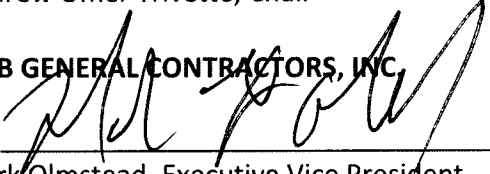
The following exhibits are hereby deemed to be part of this Agreement:

Exhibit 1	Comprehensive Agreement Pricing Submission (November 30, 2023)
Exhibit 1-1	Qualifications and Clarifications
Exhibit 1-1a	MBP Review Comments February 9, 2024
Exhibit 1-2	Summary of Allowances
Exhibit 1-3	Responsibility Matrix
Exhibit 1-4	Project Schedule
Exhibit 1-5	Site Logistics and Utilization Plan
Exhibit 1-6	List of Documents
Exhibit 1-6a	Outline Specifications
Exhibit 1-6b	35% CA Documents Complete
Exhibit 1-6c	Beynon Turf Drawing
Exhibit 1-6d	Civil Design Narrative
Exhibit 1-6e	Geotech Report
Exhibit 2	General Conditions of Contract (DBIA Form 535, as revised)
Exhibit 3	Supplemental Conditions
Exhibit A	Draw Schedule
Exhibit B	Payment Application
Exhibit C	Private Entity Certification
Exhibit D	Sample Performance Bond, Payment Bond

IN WITNESS WHEREOF, the Parties have executed this Comprehensive Agreement as of the day and year first above written.

HISTORIC TRIANGLE RECREATIONAL FACILITIES AUTHORITY

By: 
Andrew Omer Trivette, Chair

MEB GENERAL CONTRACTORS, INC.
By: 
Mark Olmstead, Executive Vice President



MEB Corporate Headquarters
4016 Holland Blvd Chesapeake, VA 23323
757.487.5858

Comprehensive Agreement Pricing Submission
Williamsburg Sports & Events Center

11.30.2023

Mr. Andrew Omer Trivette, Chair
Historic Triangle Recreational Facilities Authority
401 Lafayette Street
Williamsburg, Virginia 23185

Dear Mr. Trivette,

We understand how important the Williamsburg Sports and Events Center project is to the HTRFA to build a premier destination for sports and event tourism, further improving the local communities in the City of Williamsburg, James City County, and York County. Our Design-Build team of experts is well versed in sports and event tourism facility construction, ensuring HTRFA a team of individuals with the experience necessary to address and anticipate challenges on the project before they arise, saving the project valuable time.

We are pleased to submit our Design-Build Lump Sum price of **Seventy Nine Million Nine Hundred Eighty One Thousand Dollars (\$79,981,000.00)** for the Williamsburg Sports and Events Center project Comprehensive Agreement. The Lump Sum price has been developed utilizing the information, details, and documents established cooperatively with HTRFA and the Design Review Committee throughout the Interim Agreement and as summarized in the following exhibits attached hereto:

- I. Exhibit 1 – Qualifications and Clarifications
- II. Exhibit 2 – Summary of Allowances
- III. Exhibit 3 – Design-Builder and Owner Responsibility Matrix
- IV. Exhibit 4 – Project Schedule
- V. Exhibit 5 – Site Logistics and Site Utilization Plan
- VI. Exhibit 6 – List of Documents

We thank the HTRFA for the opportunity to be a part of this transformative project and we look forward to continuing design to meet the proposed Q1 2024 start of construction. If you have any questions or require additional information, please contact me directly at 757.487.5858 or molmstead@meb.group.

Thank you,
MEB General Contractors, Inc.

Mark F. Olmstead
Executive Vice President

clients first family by choice safety matters

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11.30.2023

Qualifications and Clarifications Williamsburg Sports & Events Center

GENERAL CLARIFICATIONS

1. Our pricing is based on the documents included in the 35% Comprehensive Agreement Documents as listed in Exhibit 6 and attached, dated October 10, 2023, and November 28, 2023, the following qualifications and clarifications, the following Exhibits attached hereto, and mutually agreeable contractual terms:
 - a. Exhibit 2 – Summary of Allowances
 - b. Exhibit 3 – Design-Builder and Owner Responsibility Matrix
 - c. Exhibit 4 – Project Schedule
 - d. Exhibit 5 – Site Logistics and Utilization Plan
2. As of the date of this submission the Architectural Review Board has not provided formal approval of building materials, as such the proposal is based on the 35% Comprehensive Agreement Documents dated November 28, 2023. Additional changes to the documents required by the ARB may be at additional cost (additional brick work, roof screening of roof top equipment, etc.).
3. The proposal includes all site and civil work as indicated in Timmons design documents dated October 20, 2023, and City of Williamsburg Planning and Codes Department's site review comments dated November 27, 2023, with the following exceptions:
 - a. The proposal does not include any design or construction outside of the project's limits of disturbance, including but not limited to, any design or work at the Cascades Outfall.
 - b. Our proposal does not include any cost for cleaning, removal, and replacement of the existing sanitary sewer and storm lines owned by Colonial Williamsburg Foundation or the City of Williamsburg as our initial investigations indicate that there are lengths of piping that have been abandoned and/or compromised.
 - c. Our schedule is contingent upon approval by the City of Williamsburg for an early land disturbance and erosion and sediment control plan to begin construction in the first quarter of 2024.
 - d. Scope increases in addition to the October 20, 2023 Civil Documents and the November 27, 2023 City of Williamsburg review comments as directed by further site plan reviews will be at additional cost to the Owner.
4. Schedule: Proposal is based on MEB being able to perform the work without restriction on normal hours, off-hours, or Saturdays. This proposal is based on a construction schedule of twenty-six (26) months. Our schedule is contingent upon approval by the City of Williamsburg for an early land disturbance and erosion and sediment control plan to begin construction in the first quarter of 2024.
5. We clarify our intent to use the permanent mechanical, electrical, and plumbing equipment for temporary conditioning purposes during construction. No temporary conditioning outside the use of this equipment is included.



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4016 Holland Blvd · Chesapeake, VA 23323
TEL 757.487.5858

6. We clarify our intent to use the permanent power generation equipment for temporary use during construction.
7. We exclude restoration, clean-up, or work of any kind within the existing to remain trees, woods, vegetative buffers, parking facilities, roads, structures.
8. We will assist the Client in securing permanent utilities. We exclude expenses associated with any delay created by the utility company's inability to provide service in conformance with project schedule requirements; including relocation work by private or public utilities in conflict with the design.
9. We exclude remediation, removal, and/or encapsulation of any hazardous or contaminated materials including soil, water, and man-made debris or unidentified obstructions encountered in any excavation (mass or utility).
10. We exclude removal of abandoned utilities (these will be capped and abandoned in place).
11. We exclude tree relocation work.

DIVISION 01—GENERAL REQUIREMENTS

1. We include general conditions and site staffing.
2. We include Design Fees for Architectural, Structural, Mechanical, Electrical, Plumbing, Civil, and Landscaping.
3. We include Geotechnical Engineering Fees.
4. We include surveying and Layout.
5. We include 3rd Party Material Testing and Inspections.

DIVISION 03 – CONCRETE

1. We include 6" slab-on-grade, reinforced with 6x6-W2.9xW2.9, over 6" porous fill to accommodate forklift traffic load limits.
2. We include shallow foundation system with cast-in-place reinforced concrete footings.

DIVISION 04—MASONRY

1. We include ground face CMU based on York Building Products, Gemstone – Parchment, includes integral water repellent.

clients first. family by choice. safety matters.

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2. We include primary brick based on General Shale – Jefferson Wade Tudor Oversize and accent brick based on General Shale – Morning Smoke Oversize.

DIVISION 05—METALS

1. We include 2" composite floor deck based on galvanized G60 steel conforming to ASTM A653.
2. We include 1.5" roof deck base on galvanized G90 steel conforming to ASTM A653.
3. We include interior railings based on painted cable rail or multi-line picket style railings.
4. We include exterior railings at the porch/balcony based on painted cable rail or multi-line picket style railings.
5. We exclude acoustical metal decking.
6. We exclude all ornamental metals.
7. We include stairs as concrete filled metal pan.
8. We include the Mezzanine and Hub spaces as framed with structural steel beams, columns and wind girts supported by shallow, reinforced concrete footings.
9. We include the roofs of the Mezzanine and Hub areas as open-web steel joists supporting steel decking.
10. We include pre-engineered metal building roof as Butler MR 24 roof panels.

DIVISION 06—WOOD, PLASTICS, COMPOSITES

1. We include exterior wood look cladding and soffits as Longboard composite metal panels based on aluminum woodgrain; 6" tongue and groove w/ trim and extrusions as required, standard color per the 35% Comprehensive Agreement Documents.
2. We include solid surface material based on Meganite Mr. Jade & Mt. Grigio.
3. We include plastic laminate as Wilsonart Matte Finish, standard colors.

DIVISION 07—THERMAL AND MOISTURE PROTECTION

1. We include insulated metal panels as 2" thick Kingspan panels based on KS Microrib; Colors: IP1 - Driftwood, Smooth, 29%, IP2 - Dove Gray, Smooth, 54%, IP3 - Zinc Gray, Smooth, 17%.
2. We include Aluminum Composite Metal Panels and banding based on Alucobond Gray & Tricorn Black, 4mm FR core, 2 or 3 coat standard paint.

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3. We include roofing membrane as 60 mil TPO, fully adhered, from GAF or Carlisle.
4. We include Hanover roof pavers and pedestals at the mezzanine balcony area over top of fleece backed EPDM membrane.
5. We include Henry WP 200 36" full sheet applied waterproofing at elevator pit.
6. We include 2" closed cell spray foam behind brick veneer and ACM wall panels.
7. Thermal barrier/protective coating assumed behind ACM wall panels to maintain NFPA-285 fire rating of the wall.
8. Henry 789 damp proofing applied to the foundation walls and top of footing.

DIVISION 08—OPENINGS

1. We include Aluminum window wall/storefront system based on YKK YWW-60TU and TWW-45TU (exterior) and YKK YES-45FI (interior).
2. We include exterior glass is 1" bronze tint tempered with Low-E for the vision glass and bronze tint tempered spandrel for the spandrel locations and interior storefront glazing as ¼" tempered.
3. We include exterior aluminum storefront doors based on YKK 35D medium stile, non-thermal with 10" bottom rails and are glazed with 1" glazing to match the exterior window walls. Doors include standard non-electric hardware.
4. We include interior aluminum storefront doors based on YKK 35D medium stile with 10" bottom rails and are glazed with 1/4" clear tempered glazing. Doors include standard non-electric hardware.
5. We include hollow metal frames as Curries.
6. We include metal doors as Ceco and wood doors as Masonite.
7. We include overhead doors as motor-operated and able to resist up to a 30 PSF wind load. R:8.0 at exterior, non-insulated at interior. Includes 4 standard color choices.

DIVISION 09—FINISHES

1. We include G&S Acoustics 2" fabric-wrapped fiberglass baffles hung from the Hub Space Ceiling.
2. We include the wood athletic flooring based on Robbins anchored system, 25/32"x2 ¼" wide, 2nd and better grade Northern hard maple over factory assembled panels.

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3. We include exposed structure and MEP at court space to be painted white. Outside of court space, structure will be exposed prime painted steel and exposed decking.
4. We include carpet based on Mohawk Art Style Collection 12"x26".
5. We include LVT as Mohawk Living Local.
6. We include Restroom floor tile as Daltile Rekindle 12"x24".
7. We include Restroom wall tile as Synchronic 12"x24".
8. We include Restroom base tile as Portfolio 12"x24".
9. We include Kitchen quarry tile as Daltile Quarry Textures 6"x6".
10. We include up to 20 access panels at drop or finished ceiling locations.

DIVISION 10—SPECIALTIES

1. We include a \$25,000 allowance for enhanced interior building signage, a \$50,000 allowance for exterior building signage, and a \$20,000 allowance for exterior site wayfinding signage.
2. We exclude non-code required interior way finding signage.
3. We include operable partitions at the Multipurpose Event Space as Kwik-Wall Model 3030, STC 56 sound rating.
4. We include toilet partitions as floor-mounted, overhead-braced. All in black core phenolic, color TBD.
5. We include toilet accessories as ASI products.

DIVISION 11—EQUIPMENT

1. We include athletic equipment (ceiling hung, folding basketball goals, overhead Volleyball systems, divider curtains) as Draper.
2. We include scoreboards as Nevco with vertical lift system by Draper.
3. We include Fold-up divider curtains with electric winches.
4. We include the motorized conversion rollout turf system as an on-grade system, with turf winch columns located at each winch location, below grade galvanized steel duct system, and all controls by Beynon.
5. We include (48) 3 row x 15' long Tip n Roll portable bleachers.

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DIVISION 13 – SPECIAL CONSTRUCTION

1. 133419 Metal Building Systems – See Division 05 clarifications.
2. Balance of Division 13 Not Included.

DIVISION 14—CONVEYING SYSTEMS

1. We include the elevator as a machine room-less, Otis 2 stop, 3,500lbs traction Gen 3 MRL single cab with standard interior finishes and LVT flooring.
2. We include battery powered lowering of elevator cab by Otis.

DIVISION 21—FIRE SUPPRESSION

1. Fire Suppression design based on NFPA 13 for light hazard occupancy.
2. We include a wet type fire suppression system in the conditioned areas of the building.
3. We include chrome pendant sprinkler heads in areas with finished ceilings and brass upright sprinkler heads in areas without finished ceilings.
4. We clarify that a fire pump is not required due to the existing hydrant flow test data provided by the City of Williamsburg, therefore we exclude a fire pump.

DIVISION 22—PLUMBING

1. We clarify that a domestic water booster pump is not required due to hydrant flow test data provided by the City of Williamsburg, therefore we exclude a domestic water booster pump.
2. We include toilets, urinals, sinks, and faucets per the plumbing drawings, or equivalent.
3. We include mop sinks per the plumbing drawings, or equivalent.
4. We include shower heads and controls per the plumbing drawings, or equivalent.
5. We include water fountains and bottle filling stations per the plumbing drawings, or equivalent.
6. We include domestic hot water services by combination of tank style natural gas and tankless electric.
7. We include the grease interceptor as Schier Model GB-250, or equivalent.

DIVISION 23—HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

1. We exclude integration between lighting controls and the BMS system.

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2. We include HVAC units as Trane.
3. We exclude refrigeration leak detection and monitoring equipment.
4. We include equipment manufacturers startup and testing.
5. We exclude 3rd party commissioning.
6. We include the below grade duct system for the conversion turf as galvanized metal duct.
7. We include duct socks in the Gym, Hub Space, and Feature Gyms.

DIVISION 26—ELECTRICAL

1. We include light fixtures per electrical drawings, or equivalent.
2. We exclude generator, UPS, backup, and emergency power. We include code required battery backup for egress lighting.
3. We exclude standalone phone and laptop charging stations. We include up to 50 USB Charging Wall outlets.
4. We include up to 25 television/monitor locations including inwall blocking, power, and rough-in for low voltage. Excludes the television/monitor, wall boxes, wall mounts, and video boards.
5. We exclude electrical vehicle charging stations.
6. We include raceways, boxes, and grounding for Division 27 and 28. All wiring, peripheral devices, head end equipment, design, engineering, technical labor, startup, programming and training for Division 27 and 28 systems shall be furnished and installed by the Owner. This excludes fire alarm and BDA systems which shall be furnished and installed complete by electrical.
7. We include the Dominion Transformer will be located within 50 linear feet of the main electrical room. Secondary conduits shall be furnished and installed by electrical. Secondary wiring shall be furnished and installed by Dominion Power.
8. We clarify that metal-clad cable shall be used for electrical wiring where concealed in ceilings and walls and for whips between light fixtures, wiring devices, and other permissible applications. Metal-clad cable shall be used only where no subject to physical damage, including in high, open ceilings. All homeruns shall be installed in full conduit systems.

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9. CCTV, WAP, and other low voltage control systems shall be stubbed down from device locations to first (highest) structural girt. Cabling for these systems shall be loose laid (by Owner's Vendor) in structural girts. Structural girts shall act as a cable tray.
10. Lighting control wiring shall be installed free-air where it can reasonably be concealed.
11. We include site lighting at new parking lots and building service road only.

DIVISION 27—COMMUNICATIONS

1. We exclude all communications, IT, AV, and associated appurtenances as this is assumed to be by Owner.
2. We exclude Direct Antenna System (DAS) and all associated pathway and power connections.

DIVISION 28—ELECTRONIC SAFETY AND SECURITY

1. We include fire alarm system.
2. We include fire alarm wiring in full conduit where exposed and within walls.
3. We exclude access control and security systems and all associated cabling, wiring, devices, cameras, and equipment as this is assumed to be by Owner.
4. We include rough-in for up to 30 access control doors, to include pathway, junction boxes, and pull sting. Design, furnish, and install of devices and cabling is excluded.

DIVISION 32—EXTERIOR IMPROVEMENTS

1. Site design includes parking spaces as indicated on the Civil drawings dated October 20, 2023.
2. We include demolition for sitework within the project footprint.
3. We clarify site walkways to be standard brushed concrete.
4. We include black asphalt.
5. We include water supply coming from Bypass Road. All other utilities are included as coming from interior of the campus property.
6. The proposal includes all site and civil work as indicated in Timmons design dated October 20, 2023, and City of Williamsburg Planning and Codes Department's site review comments dated November 27, 2023, with the following exceptions:

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- a. The proposal does not include any design or construction outside of the project's limits of disturbance, including but not limited to, and design or work at the Cascades Outfall.
 - b. Our proposal does not include any cost for cleaning, removal, and replacement of the existing sanitary sewer and storm lines owned by Colonial Williamsburg Foundation or the City of Williamsburg as our initial investigations indicate that there are lengths of piping that have been abandoned and/or compromised.
7. We include sanitary sewer, storm, and gas services are readily available in front of or behind the building location.
 8. We exclude unidentified man-made obstructions.
 9. Site Utilities pricing is based on sufficient in situ material, suitable for fill under paving and building slab, being available within the building site. We exclude over-excavation of unsuitable materials and replacement with suitable materials or subgrades failing to meet compaction ratios / pressures. We include sumping surface water. We exclude dewatering subsurface water. We exclude remediation, removal, and/or encapsulation of any hazardous or contaminated materials including soil, water, and debris.
 10. We exclude removal of unforeseen abandoned utilities.
 11. We exclude restoration, clearing, and clean-up of existing stormwater outfalls outside of the limits of construction.
 12. We exclude relocation of any existing dry utilities.

General Exclusions:

We exclude the following items:

- a. LEED certification or sustainable design and construction certifications
- b. Demolition and abatement of Landscape Building, Landscape Maintenance Shop, Cascades Motel, Commonwealth Hall, Restroom Building, Group Arrivals, or other buildings/structures.
- c. Monument Sign – see summary of allowances
- d. Hazardous material testing, removal, abatement, and/or disposal
- e. Vending and concessions equipment above and beyond the kitchen equipment allowance
- f. Owner's Field Office/Trailer
- g. Security services or site security guards
- h. Parking fees for construction employees
- i. Removal and replacement of unsuitable soils
- j. Generator, Uninterruptible Power Supply, Emergency/back-up power
- k. Electrical floor boxes within courts area
- l. 3rd Party Commissioning

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- m. IT/AV cabling, wiring, and equipment including but not limited to data, fiber, audiovisual equipment, monitors, racks, and/or associated appurtenances
- n. Furniture, fixtures, and equipment (FF&E)
- o. Wi-Fi Equipment, Internet access points, boosting devices, cabling and wiring, etc
- p. Security devices, equipment, cameras, and head end units, cabling and wiring, etc
- q. Electrical Vehicle charging stations
- r. VDOT streetlight, ROW, temporary or permanent entrance fees or designs
- s. Utility fees, including tap and connection fees, deposits, account establishment, or permanent service/design/hook-up fees, etc. We include an allowance of \$112,000 for these fees as outlined in our List of Allowances, below.
- t. Bonds required by jurisdictional agencies for work in public areas or on-site
- u. Easements, Right of Ways or Private/Public Utilities relocation fees, agreements, or easements
- v. Archeologist / archeological studies
- w. Acoustician and any acoustical testing
- x. Davis-Bacon wage scale
- y. Routine maintenance and maintenance contracts for building systems and equipment
- z. Escalation
- aa. Owner contingency

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02.14.2024



MBP Review Comments – Qualifications and Clarifications
Williamsburg Sports & Events Center

Williamsburg Sports & Events Center
35% Documents
12/14/2023 - MBP Review Comments

EXHIBIT 1

General Clarifications

~~Item 3d, "Scope increases in addition to the October 20, 2023 Civil Documents and the November 27, 2023 City of Williamsburg review comments as directed by HTRFA or requested beyond the City's standard design requirements based on further site plan reviews will be at additional cost to the Owner."~~

- **Scope increases in addition to the October 20, 2023 Civil Documents, the November 27 and 28, 2023 City of Williamsburg site plan review comments, and the Architectural Review Board approval dated December 12, 2023 as directed by HTRFA or requested beyond industry standard design requirements will be at additional cost to the Owner.**

Item 5, "We clarify our intent to use the permanent mechanical, electrical, and plumbing equipment for temporary conditions purposes during construction. No temporary conditioning outside the sue of this equipment is included. MEB will protect permanent equipment that is used for temporary conditioning, including proper filtration. Warranties will start at substantial completion."

- **OK.**

Division 8 - Openings

Item 3, "We include exterior aluminum storefront doors based on YKK 35D medium stile, non-thermal with 10" bottom rails and are glazed with 1" glazing to match the exterior window walls. Doors include standard non-electric hardware." ~~Some of these doors should have electrical hardware where required for door access control.~~

- **We have not included cost for electrical hardware or access control devices as this should be provided by Owner's security and access control vender. Per Exhibit 1, Division 28 – Electronic Safety and Security line item #4, we did include rough-in for up to 30 access control doors, to include pathway, junction boxes, and pull string.**

Item 4, "We include interior aluminum storefront doors based on YKK 35D medium stile with 10" bottom rails and are glazed with 1/4" clear tempered glazing. Doors include standard non-electric hardware." ~~Some of these doors should have electrical hardware where required for door access control.~~

- **We have not included cost for electrical hardware or access control devices as this should be provided by Owner's security and access control vender. Per Exhibit 1, Division 28 – Electronic Safety and Security line item #4, we did include rough-in for up to 30 access control doors, to include pathway, junction boxes, and pull string.**

Division 21 - Fire Suppression



Item 3, "We included chrome pendant sprinkler heads in areas with finished ceilings and brass upright sprinkler heads in areas without finished ceilings". Should protective guards be provided for sprinkler heads in the gym areas to protect from impact and accidental water discharge onto wood athletic floor below?

- **OK**

Division 26 - Electrical

Item 8, "We clarify that metal-clad cable shall be used for electrical wiring where concealed in ceilings and walls and for whips between light fixtures, wiring devices, and other permissible applications. Metal-clad cable shall be used only where no subject to physical damage, including in high, opening ceilings. All homeruns shall be installed in full conduit systems." Suggest further clarification as to what is meant by "high, open ceilings". Will metal-clad cable be exposed to view in high visible spaces like the gyms and main lobby?

- **Yes, MC cable will be exposed to view in high open ceilings to include the gym and lobby. The MC cable will be suspended and supported as required by code utilizing the steel flanges of the structure as a cable tray.**

Division 32 - Exterior Improvements

Item 9, "Site Utilities pricing is based on sufficient in situ material, suitable for fill under paving and building slab, being available with the building site. This assumption appears to be out of step with the findings of the geotechnical report. See our comment under Exhibit 6e below. We exclude over-excavation of unsuitable materials and replacement with suitable materials or subgrades failing to meet compaction ratios / pressures. We include sumping surface water. ~~We exclude dewatering subsurface water.~~ It is not typical to exclude dewatering for utility work. Groundwater conditions should be known based on geotechnical report and design depths as determined by MEB's design. We exclude remediation, removal, and/or encapsulation of any hazardous or contaminated materials including soil, water, and debris."

- **We have accounted for the Geotech findings to the best of our knowledge and ability while keeping in mind the budgetary constraints of the project.**
- **Division 32 bullet 9 - Site Utilities pricing is based on sufficient in situ material, suitable for fill under paving and building slab, being available within the building site. We exclude over-excavation of unsuitable materials and replacement with suitable materials or subgrades failing to meet compaction ratios / pressures. We include sumping surface water. We exclude remediation, removal, and/or encapsulation of any hazardous or contaminated materials including soil, water, and debris.**

General Exclusions

Item f, "Owner's Field Office/Trailer". Can Owner trailer or office space be added - approximately 100 square feet with HVAC, light, power outlets, internet, and secured doors/windows?

- **Ok.**

Item t, "~~Bonds required by jurisdictional agencies for work in public areas or on-site.~~" It is typical for contractor to have to purchase bonds such as E&S, landscaping, and right-of-way. These costs should be incorporated into the price, however, per discussion with City of Williamsburg, they may waive some of them.

- **We exclude VDOT and public space bonds and permits.**

Item z, "~~Escalation.~~" MEB's price should include escalation between current pricing and pricing when they buy out their subcontractors and vendors.

- **We include escalation in accordance with our submitted Exhibit 4 Project Schedule and assuming 60% Design is complete and approved by HTRFA by June 2, 2024.**



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EXHIBIT 2

Item 7, "Unsuitable Soil - Undercut and Replace \$99,000". We suggest unit prices and agreed upon method for measurement be included.

- **We include a \$99,000 allowance for undercut. Allowance funds can be increased if directed by the Owner.**
- **1) Remove and replace undercut with Select Fill = \$75/cubic yard.**
- **2) Remove and replace with #21 Stone = \$145/cubic yard.**
- **Unit rate measurements to be based on in place field measurements by the Geotechnical engineer.**

EXHIBIT 3

Environmental, flagpole shown as provided by HTRFA. Verify if MEB should provide flagpole(s)

- **We do not have cost included for flagpole(s). We have confirmed with the Design Team that there are areas available at the Entrance Plaza for flag poles.**

EXHIBIT 4

Schedule has 7 day review time for HTRFA review and approval of progress sets. Suggest HTRFA confirmation that this is feasible.

- **MEB has included a seven (7) day review time.**

Schedule has early land disturbance approval to allow for erosion and sediment control and clearing, before the site plan is approved. Suggest City of Williamsburg confirmation that this is feasible.

- **City of Williamsburg Planning Department has confirmed that early land disturbance approval is acceptable.**

EXHIBIT 6b

The two feature gyms have columns in the middle of them. Suggest HTRFA confirm this is acceptable.

- **The two (2) columns within the middle of the feature gyms at column line intersections 'GG/25' and 'GG/23' will be removed as requested.**

Interim Agreement, Exhibit 1, item 2, spoke of changing rooms, restrooms, and equipment storage for sole use of athletes. We could not identify these spaces in the 35% drawings. Suggest further confirmation with HTRFA that these spaces are no longer desired as part of the program.

- **Market research and studies have confirmed these spaces are not needed in tourism based or locally used sports programs.**

Mechanical system is based on a VRF system. These types of systems typically require specialized maintenance capabilities. There may also be increased chances of system refrigerant leakage, particularly if not installed correctly. Suggest HTRFA confirm awareness of unique aspects associated with VRF system.

- **We have included VRF mechanical system in accordance with the recommendations from our Mechanical Engineer of Record.**

EXHIBIT 6e

The geotechnical report does not paint a particularly positive picture of the site soil conditions, from stating that undercut will be required at footings, that it may be required at the slab, and that most soils are not adequate to use as structural fill. We suggest further discussion between MEB and HTRFA to align expectations related to risks and potential added costs, associated with the soils conditions at the site.

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- **We have accounted for the Geotech findings to the best of our knowledge and ability while keeping in mind the budgetary constraints of the project.**



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Summary of Allowances Williamsburg Sports & Events Center

Allowances include the cost for material, labor, equipment, and mark-up.

1. Building Permit Fee	\$12,000
2. Water Meter (2" meter)	\$32,000
3. Sewer Meter (2" meter)	\$19,000
4. Fire Service (6" SDCV)	\$12,000
5. HRSD WW Facility Charge	\$35,825
6. Dominion Power Connection Fee	\$17,000
7. Unsuitable Soil – Undercut and Replace	\$99,000
8. Enhanced Interior Building Signage	\$25,000
9. Exterior Building Signage	\$50,000
10. Exterior Site Wayfinding Signage	\$20,000
11. Kitchen, Food and Beverage Equipment	\$865,000
12. Climbing/Rock Wall and Ninja Gym Equipment	\$1,100,000
13. Entry Canopy	\$50,000
14. Speaker System Rough-in	\$20,000
15. PA System Rough-in	\$15,000
16. Fire Lane Permit	Assumed Not Required by City of Williamsburg
17. Plumbing Fixture Fees	Assumed Not Required by City of Williamsburg



11.30.2023



Design-Builder and Owner Responsibility Matrix
Williamsburg Sports & Events Center

ITEM	NOTES	GENERAL CONTRACTOR	OWNER/ OPERATOR
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BUILDING SYSTEMS AND UTILITIES

Dominion Power	Coordination by GC. Utility fees, tap fees, account establishment, permanent service design/hook-up fees by Owner.		X
Virginia Natural Gas	Coordination by GC. Utility fees, tap fees, account establishment, permanent service design/hook-up fees by Owner.		X
Building Automation / Building Management System		X	
Remote access/monitoring - internet	Coordination, rough-in, pullstring by GC. Cabling, devices, and accounts by Owner.		X
Lighting Controls		X	
Fire Alarm System, FACP, Devices		X	
remote access/monitoring - internet	Coordination, rough-in, pullstring by GC. Cabling, devices, and account by Owner.		X
FACP two (2) dedicated phone lines	Coordination, rough-in, pullstring by GC. Cabling devices, and account by Owner.		X
Central Station and Monitoring	Central Station and Monitoring vendor engagement, setup, contract by Owner.		X
Elevator		X	
Dedicated elevator phoneline	Coordination, rough-in, pullstring by GC. Cabling and account by Owner.		X
Cox Communications	Coordination by GC. Utility fees, tap fees, account establishment, permanent service design/hook-up fees by Owner.		X
Telephones	Coordination, back box, rough-in, pullstring by GC. Cabling, device, and account by Owner.		X
Data, Internet, Wi-Fi, LAN, Audio Visual, Telecom	Coordination, back box, rough-in, pullstring per 35% drawings by GC. Cabling, racks, switches, routers, & devices by Owner.		X



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Cable or Satellite TV	Coordination, back box, rough-in, pullstring by GC. Cabling, devices, and account by Owner.		X
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SECURITY

Physical and Electronic Security Systems	Coordination by GC. Design, furnish, and install of system and devices by Owner.		X
DFHW Final Keying, Cylinders, Cores		X	
DFHW Electrified and Security Hardware	Coordination, back box, rough-in, pullstring for up to 30 doors by GC. Design, furnish, and install of system and devices by Owner.		X
Intercoms, video cameras, head end controls	Coordination, back box, rough-in, pullstring by GC. Cabling & device by Owner		X
Card access readers	Coordination, back box, rough-in, pullstring for up to 30 doors by GC. Design, furnish, and install of system and devices by Owner.		X
Power to security devices		X	
low voltage power	Coordination, back box, rough-in, pullstring by GC. Cabling & device by Owner		X

CASEWORK

Built-in/Fixed	Restroom vanities, reception desk, ticket booth and box office counters, first aid casework per 35% Comprehensive Agreement Documents dated 11.28.23	X	
Office or Equipment Storage Shelving or FFE	Coordination by GC. Design and install by Owner.		X

ENVIRONMENTAL

Fixed water fountains and bottle fillers		X	
Building cleaning solution dispensers			X
Mop racks		X	
Trash cans inside and outside			X
Compactors and Dumpsters			X
Power		X	
Controls	Coordination and power by GC, device by Owner.		X
Dumpster rails / floor guides			X
Dock Leveler, load-in/out equipment			X
Site Benches, amenities, flagpole			X
Site Light Poles		X	

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Bollards		X	
Interior Signage	Code required signage per GC. Enhanced/Wayfinding interior signage as included within allowance value by GC.	X	
Exterior Building Signage, Monument Signage	As included within allowance value by GC.	X	
Exterior Site Wayfinding Signage	Wayfinding interior signage as included within allowance value by GC.	X	

TOILET ACCESSORIES

Grab Bars		X	
Non recessed paper towel dispensers		X	
Toilet Paper Holders		X	
Hand soap dispenser		X	
Toilet seat cover		X	
Baby Changing Stations		X	
Wall Mounted Mirrors		X	
Coat Hooks		X	

LOCKERS

Referee Lockers		X	
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FURNISHINGS

Chalkboards Whiteboards			X
Window Treatments			X
Office Furnishings (chairs/desks/ lamps/files etc.)	Coordination by GC. Design, furnish, and install by Owner.		X
Office Equipment (printers/copiers/fax etc.)	Coordination by GC. Design, furnish, and install by Owner.		X
Gathering and Circulation Furnishings (Chairs, tables, couches, etc.)	Coordination by GC. Design, furnish, and install by Owner.		X
Multipurpose Event Space Furnishings (Chairs, tables, stage, Podium, etc.)	Coordination by GC. Design, furnish, and install by Owner.		X
Ticket Booth and Box Office Furnishings	Coordination by GC. Design, furnish, and install by Owner.		X
Appliances for Breakrooms, Offices, or Spaces Outside of Kitchen and Servery	Coordination by GC. Design, furnish, and install by Owner.		X
Clocks - wired, battery, plug in			X
Computers			X

ATHLETIC EQUIPMENT

24 ea. Basketball goals		X	
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24 ea. Volleyball net system w/ Referee Stand		X	
Portable Basketball goals, portable Volleyball nets, pickleball nets, portable athletic equipment, miscellaneous athletic accessories and appurtenances			X
Rollout Turf System, controls, winches, fans, below grade ductwork		X	
Athletic Equipment and Turf System Maintenance Contract			X
Court striping for basketball, volleyball, and pickle ball		X	
Turf Field striping for soccer, boy's lacrosse, girl's lacrosse, and U-12 small sided soccer		X	
Turf Striping equipment and materials			X
Turf cleaning and maintenance equipment and materials			X
18 total Volleyball and basketball court divider netting		X	
Turf Perimeter Wall and Spectator Protection Netting			X
Portable athletic perimeter protection			X
Column / Wall Padding			X
Portable pads and equipment			X
Portable Sport Flooring			X
Portable seating systems and tip & roll seating	(48) 3 row x 15' long Tip n Roll portable bleachers by GC.	X	
Control System, software, power for ceiling mounted equipment		X	
24 each Basketball, Volleyball LED scoreboards with ceiling mount		X	
Turf scoreboard and ceiling mount			X
Rock Climbing Feature Wall	As included within allowance value.	X	
Ninja-Warrior Feature Equipment	As included within allowance value.	X	
Lockers for Feature Gyms			X
Ticketing and check-in systems for Feature Gyms			X

AUDIO VISUAL

PA system	Coordination, back box, rough-in, pullstring within allowance value by GC. Design, furnish, install of cabling and devices by Owner		X
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Court speakers	Coordination, back box, rough-in, pullstring within allowance value by GC. Design, furnish, install of cabling and devices by Owner		X
Speakers in circulation areas, dining, rooms and other	Coordination, back box, rough-in, pullstring within allowance value by GC. Design, furnish, install of cabling and devices by Owner		X
Televisions, Monitors, Projectors	Coordination, power wiring only, back box, rough-in, pullstring for up to 25 TV locations by GC. Televisions, monitors, projectors, low voltage cabling by Owner.		X
TV, Monitor, Projector mounting brackets and rough-in			X
Projector Screens			X
Large scoreboard or jumbotron			X
Electronic informational signage, displays, or monitors			X

KITCHEN / SERVERY / BAR EQUIPMENT

Kitchen, Servery and Bar Equipment	As included within allowance value.	X	
Appliances	As included within allowance value.	X	
Range Hood Systems	As included within allowance value.	X	
Fire Suppression	As included within allowance value.	X	
Exhaust Fans	As included within allowance value.	X	
Make up air	As included within allowance value.	X	
Kitchen Prep Tables, Worktops	As included within allowance value.	X	
Fryers, Griddle, Ovens, Warmers	As included within allowance value.	X	
Coffee Pots, Beverages	As included within allowance value.	X	
Coolers, Refrigerators, Freezers, Grab and Go Heated and Refrigerated	As included within allowance value.	X	
Walk in coolers, refrigerator, freezers	As included within allowance value.	X	
Ice Machines	As included within allowance value.	X	
Dishwasher	As included within allowance value.	X	
Mop Sink	As included within allowance value.	X	
Triple Compartment Sinks, Floor Supported Sinks	As included within allowance value.	X	
Kitchen Wall Mounted Sinks, Hand Sinks	As included within allowance value.	X	
Shelving and Storage	As included within allowance value.	X	
Point of Sale	Coordination, back box, rough-in, pullstring by GC. Cabling & device by Owner.		X
Chemical Storage			X
Trash cans, trash carts, and Trash Systems			X

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11.30.2023



Project Schedule
Williamsburg Sports & Events Center



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11.30.2023

List of Documents

Williamsburg Sports & Events Center

Discipline	Drawing Number	Title/Description	Date	Drawing Set
Specifications		35% Comprehensive Agreement Documents Outline Specifications	11.28.2023	35% Comprehensive Agreement Documents
General	G-001	Cover Sheet	11.28.2023	35% Comprehensive Agreement Documents
General	GI001	Sheet Index And General Project Symbology	11.28.2023	35% Comprehensive Agreement Documents
General	GI101	First Floor Life Safety Plan	11.28.2023	35% Comprehensive Agreement Documents
General	GI102	Mezzanine Life Safety Plan	11.28.2023	35% Comprehensive Agreement Documents
Structural	S-001	Structural Notes, Legend And Abbreviations	11.28.2023	35% Comprehensive Agreement Documents
Structural	S-002	Structural Notes	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB101	Overall Foundation Plan	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB102	Foundation Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB103	Foundation Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB104	Foundation Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents

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Structural	SB105	Foundation Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB106	Foundation Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB107	Foundation Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB108	Foundation Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB109	Foundation Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB501	Typical Foundation Details	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB502	Typical Foundation Details	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB503	Typical Foundation Details	11.28.2023	35% Comprehensive Agreement Documents
Structural	SB601	Typical Slab-On-Grade Details	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF101	Overall Framing Plans	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF102	Mezzanine Framing Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF103	Mezzanine Framing Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF104	Mezzanine Framing Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF105	Mezzanine Framing Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents

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Structural	SF106	Mezzanine Framing Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF107	Mezzanine Framing Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF108	Mezzanine Framing Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF109	Mezzanine Framing Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF110	Girt Framing Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF111	Girt Framing Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF112	Girt Framing Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF113	Girt Framing Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF114	Roof Framing Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF115	Roof Framing Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF116	Roof Framing Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF117	Roof Framing Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF118	Roof Framing Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF119	Roof Framing Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents

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Structural	SF120	Roof Framing Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF121	Roof Framing Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF201	Braced Frame Elevations	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF202	Braced Frame Elevations	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF301	Framing Sections	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF401	Enlarged Framing Plans	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF501	Typical Framing Details	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF502	Typical Framing Details	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF503	Typical Framing Details	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF601	Typical Masonry Details	11.28.2023	35% Comprehensive Agreement Documents
Structural	SF602	Typical Masonry Details	11.28.2023	35% Comprehensive Agreement Documents
Architectural	A-001	Architectural Legend, Notes and Abbreviations	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE101	Overall Floor Plans	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE102	Level 1 Floor Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents

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Architectural	AE103	Level 1 Floor Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE104	Level 1 Floor Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE105	Level 1 Floor Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE106	Level 1 Floor Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE107	Level 1 Floor Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE108	Level 1 Floor Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE109	Level 1 Floor Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE110	Mezzanine Floor Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE111	Mezzanine Floor Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE112	Mezzanine Floor Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE113	Mezzanine Floor Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE121	Overall Reflected Ceiling Plans	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE122	Level 1 Reflected Ceiling Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE123	Level 1 Reflected Ceiling Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents

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Architectural	AE124	Level 1 Reflected Ceiling Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE125	Level 1 Reflected Ceiling Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE126	Level 1 Reflected Ceiling Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE127	Level 1 Reflected Ceiling Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE128	Level 1 Reflected Ceiling Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE129	Level 1 Reflected Ceiling Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE130	Mezzanine Reflected Ceiling Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE131	Mezzanine Reflected Ceiling Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE132	Mezzanine Reflected Ceiling Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE133	Mezzanine Reflected Ceiling Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE134	Mezzanine Reflected Ceiling Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE141	Overall Roof Plan	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE142	Roof Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE143	Roof Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents

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Architectural	AE144	Roof Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE145	Roof Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE146	Roof Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE147	Roof Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE148	Roof Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE149	Roof Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE201	Overall Exterior Elevations	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE202	Exterior Elevations	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE203	Exterior Elevations	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE204	Exterior Elevations	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE301	Building Sections	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE302	Building Sections	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE303	Building Sections	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE311	Exterior Wall Sections	11.28.2023	35% Comprehensive Agreement Documents

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Architectural	AE312	Exterior Wall Sections	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE313	Exterior Wall Sections	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE314	Exterior Wall Sections	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE315	Interior Wall Sections	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE316	Interior Wall Sections	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE401	Specialties and Plumbing Fixtures - Mounting Heights and Clearances	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE402	Enlarged Plans - Toilet Rooms	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE403	Enlarged Plans - Toilet Rooms	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE404	Enlarged Plans - Toilet Rooms	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE411	Enlarged Plans - Stair and Elevator	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE412	Enlarged Plans - Stair	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE413	Sections - Stair and Elevator	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE414	Sections - Stair	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE421	Interior Elevations	11.28.2023	35% Comprehensive Agreement Documents

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Architectural	AE422	Interior Elevations	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE423	Interior Elevations	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE501	Partition Types and Details	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE511	Exterior Section Details	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE512	Exterior Sections Details	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE513	Exterior Section Details	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE514	Exterior Details	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE515	Interior Section Details	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE601	Door Schedule and Door/Frame Types	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE701	Storefront and Curtainwall Elevations - Interior	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE7012	Storefront and Curtainwall Elevations - Exterior	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE701	Storefront and Curtainwall Elevations - Exterior	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE801	Casework Elevations	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE802	Casework Details	11.28.2023	35% Comprehensive Agreement Documents

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Architectural	AE901	Perspective Views	11.28.2023	35% Comprehensive Agreement Documents
Architectural	AE902	Interior Perspective Views	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IF101	Level 1 Overall Furniture Plan	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IF102	Mezzanine Overall Furniture Plan	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IG101	Level 1 Overall Signage Plan	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IG102	Mezzanine Overall Signage Plan	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IG501	Signage Details	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN101	Overall Finish Plans	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN102	Level 1 Finish Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN103	Level 1 Finish Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN104	Level 1 Finish Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN105	Level 1 Finish Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN106	Level 1 Finish Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN107	Level 1 Finish Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents

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Interiors	IN108	Level 1 Finish Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN109	Level 1 Finish Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN110	Mezzanine Finish Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN111	Mezzanine Finish Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN112	Mezzanine Finish Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN113	Mezzanine Finish Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Interiors	IN601	Finish Schedule, Legend, & Notes	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	F-001	Fire Protection Legend	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP101	Level 1 Fire Protection Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP102	Level 1 Fire Protection Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP103	Level 1 Fire Protection Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP104	Level 1 Fire Protection Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP105	Level 1 Fire Protection Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP106	Level 1 Fire Protection Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents

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Fire Protection	FP107	Level 1 Fire Protection Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP108	Level 1 Fire Protection Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP109	Mezzanine Fire Protection Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP110	Mezzanine Fire Protection Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP111	Mezzanine Fire Protection Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Fire Protection	FP112	Mezzanine Fire Protection Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	P-001	Plumbing Legend	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	P-401	Enlarged	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	P-402	Enlarged	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	P-501	Details	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	P-601	Schedules	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	P-701	Piping Diagrams	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	P-702	Piping Diagrams	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	P-703	Piping Diagrams	11.28.2023	35% Comprehensive Agreement Documents

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Plumbing	PF101	Foundation Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PF102	Foundation Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PF103	Foundation Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PF104	Foundation Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PF105	Foundation Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PF106	Foundation Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PF107	Foundation Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PF108	Foundation Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL101	Level 1 Floor Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL102	Level 1 Floor Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL103	Level 1 Floor Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL104	Level 1 Floor Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL105	Level 1 Floor Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL106	Level 1 Floor Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents

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Plumbing	PL107	Level 1 Floor Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL108	Level 1 Floor Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL109	Mezzanine Floor Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL110	Mezzanine Floor Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL111	Mezzanine Floor Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL112	Mezzanine Floor Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Plumbing	PL113	Mezzanine Floor Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	M001	Mechanical Legend	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	M301	Section	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	M601	Schedule	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	M602	Schedule	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	M603	Schedule	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	M701	Diagram	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH101	Overall Ductwork Plans	11.28.2023	35% Comprehensive Agreement Documents

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Mechanical	MH102	Level 1 Ductwork Floor Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH103	Level 1 Ductwork Floor Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH104	Level 1 Ductwork Floor Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH105	Level 1 Ductwork Floor Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH106	Level 1 Ductwork Floor Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH107	Level 1 Ductwork Floor Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH108	Level 1 Ductwork Floor Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH109	Level 1 Ductwork Floor Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH110	Mezzanine Ductwork Floor Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH111	Mezzanine Ductwork Floor Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH112	Mezzanine Ductwork Floor Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH113	Mezzanine Ductwork Floor Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH114	Mezzanine Ductwork Floor Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH115	Mezzanine Ductwork Floor Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents

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Mechanical	MH116	Mezzanine Ductwork Floor Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH117	Mezzanine Ductwork Floor Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH118	Roof Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH119	Roof Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH120	Roof Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH121	Roof Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Mechanical	MH122	Roof Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Electrical	E-001	Electrical Legend, Notes and Abbreviations	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL101	Level 1 Lighting Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL102	Level 1 Lighting Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL103	Level 1 Lighting Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL104	Level 1 Lighting Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL105	Level 1 Lighting Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL106	Level 1 Lighting Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents

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Electrical	EL107	Level 1 Lighting Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL108	Level 1 Lighting Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL109	Mezzanine Lighting Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL110	Mezzanine Lighting Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL111	Mezzanine Lighting Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL112	Mezzanine Lighting Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EL601	Lighting Fixture Schedule	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP101	Level 1 Power Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP102	Level 1 Power Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP103	Level 1 Power Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP104	Level 1 Power Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP105	Level 1 Power Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP106	Level 1 Power Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP107	Level 1 Power Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents

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Electrical	EP108	Level 1 Power Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP109	Mezzanine Power Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP110	Mezzanine Power Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP111	Mezzanine Power Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP112	Mezzanine Power Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP113	Roof Power Plan	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP401	Enlarged Power Plans	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP402	Enlarged Power Plans	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP601	Equipment Connection Schedule	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP602	Panelboard Schedules	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP603	Panelboard Schedules	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP604	Panelboard Schedules	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP605	Panelboard Schedules	11.28.2023	35% Comprehensive Agreement Documents
Electrical	EP701	Power Riser Diagram	11.28.2023	35% Comprehensive Agreement Documents

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Telecom	T-001	Telecom Legend, Notes and Abbreviations	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT101	Level 1 Telecom Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT102	Level 1 Telecom Plan - Area B	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT103	Level 1 Telecom Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT104	Level 1 Telecom Plan - Area D	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT105	Level 1 Telecom Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT106	Level 1 Telecom Plan - Area F	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT107	Level 1 Telecom Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT108	Level 1 Telecom Plan - Area H	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT109	Mezzanine Telecom Plan - Area A	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT110	Mezzanine Telecom Plan - Area C	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT111	Mezzanine Telecom Plan - Area E	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT112	Mezzanine Telecom Plan - Area G	11.28.2023	35% Comprehensive Agreement Documents
Telecom	TT701	Telecom Riser Diagram	11.28.2023	35% Comprehensive Agreement Documents

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Civil	C-0.0	Cover Sheet	10.20.2023	Erosion and Sediment Control Plan
Civil	C-0.2	Key Plan	10.20.2023	Erosion and Sediment Control Plan
Civil	C-1.1	Existing Conditions	10.20.2023	Erosion and Sediment Control Plan
Civil	C-1.2	Existing Conditions	10.20.2023	Erosion and Sediment Control Plan
Civil	C-2.1	Demolition Plan	10.20.2023	Erosion and Sediment Control Plan
Civil	C-2.2	Demolition Plan	10.20.2023	Erosion and Sediment Control Plan
Civil	C-3.1	Erosion and Sediment Control Plan Phase IA	10.20.2023	Erosion and Sediment Control Plan
Civil	C-3.2	Erosion and Sediment Control Plan Phase IA	10.20.2023	Erosion and Sediment Control Plan
Civil	C-3.3	Erosion and Sediment Control Plan Phase 1B	10.20.2023	Erosion and Sediment Control Plan
Civil	C-3.4	Erosion and Sediment Control Plan Phase 1B	10.20.2023	Erosion and Sediment Control Plan
Civil	C-3.7	Erosion and Sediment Control Narrative and Notes	10.20.2023	Erosion and Sediment Control Plan
Civil	C-3.8	Erosion and Sediment Control Details	10.20.2023	Erosion and Sediment Control Plan
Civil	C-3.9	Erosion and Sediment Control Details	10.20.2023	Erosion and Sediment Control Plan
Civil	C-8.0	Drainage Details	10.20.2023	Erosion and Sediment Control Plan
Civil	C-8.1	Drainage Details	10.20.2023	Erosion and Sediment Control Plan
Civil	C-8.2	Drainage Details	10.20.2023	Erosion and Sediment Control Plan
Civil	C-9.0	Utility Details	10.20.2023	Erosion and Sediment Control Plan
Civil	C-9.1	Utility Details	10.20.2023	Erosion and Sediment Control Plan
Civil	C-0.0	Cover Sheet	10.20.2023	Civil Site Plan
Civil	C-0.1	General Notes	10.20.2023	Civil Site Plan
Civil	C-0.2	Key Plan	10.20.2023	Civil Site Plan
Civil	C-1.1	Existing Conditions	10.20.2023	Civil Site Plan
Civil	C-1.2	Existing Conditions	10.20.2023	Civil Site Plan
Civil	C-2.1	Demolition Plan	10.20.2023	Civil Site Plan

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Civil	C2.2	Demolition Plan	10.20.2023	Civil Site Plan
Civil	C-3.1	Erosion and Sediment Control Plan Phase 1A	10.20.2023	Civil Site Plan
Civil	C-3.2	Erosion and Sediment Control Plan Phase 1A	10.20.2023	Civil Site Plan
Civil	C-3.3	Erosion and Sediment Control Plan Phase 1B	10.20.2023	Civil Site Plan
Civil	C-3.4	Erosion and Sediment Control Plan Phase 1B	10.20.2023	Civil Site Plan
Civil	C-3.5	Erosion and Sediment Control Plan Phase 2	10.20.2023	Civil Site Plan
Civil	C-3.6	Erosion and Sediment Control Plan Phase 2	10.20.2023	Civil Site Plan
Civil	C-3.7	Erosion and Sediment Control Narrative and Notes	10.20.2023	Civil Site Plan
Civil	C-3.8	Erosion & Sediment Control Details	10.20.2023	Civil Site Plan
Civil	C-3.9	Erosion & Sediment Control Details	10.20.2023	Civil Site Plan
Civil	C-4.1	Site Plan	10.20.2023	Civil Site Plan
Civil	C-4.2	Site Plan	10.20.2023	Civil Site Plan
Civil	C-5.1	Grading Plan	10.20.2023	Civil Site Plan
Civil	C-5.2	Grading Plan	10.20.2023	Civil Site Plan
Civil	C-5.3	Drainage Plan	10.20.2023	Civil Site Plan
Civil	C-5.4	Drainage Plan	10.20.2023	Civil Site Plan
Civil	C-5.5	Storm Drain Profiles	10.20.2023	Civil Site Plan
Civil	C-5.6	Storm Drain Profiles	10.20.2023	Civil Site Plan
Civil	C-6.1	Utility Plan	10.20.2023	Civil Site Plan
Civil	C-6.3	Utility Profiles	10.20.2023	Civil Site Plan
Civil	C-6.4	Utility Profiles	10.20.2023	Civil Site Plan
Civil	C-7.0	Site Details	10.20.2023	Civil Site Plan
Civil	C-7.1	Site Details	10.20.2023	Civil Site Plan
Civil	C-8.0	Drainage Details	10.20.2023	Civil Site Plan
Civil	C-8.1	Drainage Details	10.20.2023	Civil Site Plan
Civil	C-8.2	Drainage Details	10.20.2023	Civil Site Plan
Civil	C-9.0	Utility Details	10.20.2023	Civil Site Plan
Civil	C-9.1	Utility Details	10.20.2023	Civil Site Plan
Civil	L1.1	Landscape Plan	10.20.2023	Civil Site Plan
Civil	L1.2	Landscape Plan	10.20.2023	Civil Site Plan
Civil	L2.0	Plan Schedule, Notes and Details	10.20.2023	Civil Site Plan
Civil	PH-1.0	Photometric Plan	10.20.2023	Civil Site Plan
Civil	PH-1.1	Photometric Specifications	10.20.2023	Civil Site Plan
Civil	PH-1.2	Photometric Specifications	10.20.2023	Civil Site Plan
Civil	PH-1.3	Photometric Specifications	10.20.2023	Civil Site Plan
Civil		Project Narrative and Calculations	10.20.2023	Civil Site Submission

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Geotech		Subsurface Exploration and Geotechnical Engineering Report	10.30.2023	Geotech Report
Turf		Beynon/Field Turf Williamsburg Sports and Event Center Field Layout	11.16.2023	Turf Plan

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**WILLIAMSBURG SPORTS AND EVENTS CENTER
HISTORIC TRIANGLE REC. FACILITIES AUTHORITY**



102 VISITOR CENTER DRIVE
WILLIAMSBURG, VA 23185

**35% COMPREHENSIVE AGREEMENT DOCUMENTS
OUTLINE SPECIFICATIONS**

November 28, 2023
CN#10038



CLARK NEXSEN

4525 Main Street, Suite 1400
Virginia Beach, Virginia 23462

DIVISION 03 – CONCRETE

031000 Concrete Forming and Accessories

General building and structural applications; concrete formwork and waterstops.

032000 Concrete Reinforcing

General building and structural applications; concrete reinforcing.

033000 Cast-In-Place Concrete

General building and structural applications; concrete mixtures, finishing, and curing.

033543 Polished Concrete Finishing

Ground and polished floor slabs, including stained and polished concrete.

DIVISION 04 – MASONRY

042000 Unit Masonry

CMU, brick.

042613 Masonry Veneer

Brick veneer over metal-stud backup.

DIVISION 05 – METALS

051200 Structural Steel Framing

Structural steel framing for buildings.

052100 Steel Joist Framing

Standard manufactured open-web units, including steel joists, long-span steel joists, and joist girders.

053100 Steel Decking

Roof, floor, and form steel deck.

054000 Cold-Formed Metal Framing

Load-bearing and exterior non-load-bearing wall studs; floor, ceiling, and roof joists; and rafters.

055000 Metal Fabrications

Metal items (not sheet metal) made from iron and steel shapes, stainless steel, and non-ferrous metals.

055113 Metal Pan Stairs

Steel stairs with concrete treads.

057300 Decorative Metal Railings

Ornamental metal railings assembled from either standard or custom components and shapes.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

61600 Sheathing

Roof and wall gypsum sheathing.

062013 Exterior Finish Carpentry

Exposed and nonstructural.

064023 Interior Architectural Woodwork

Trim, cabinets, and tops.

066400 Plastic Paneling
Plastic paneling for utilitarian applications.

DIVISION 07- THERMAL AND MOISTURE PROTECTION

071113 Bituminous Dampproofing
Cold-applied, cut-back- (solvent-based) and emulsified-(water-based) asphaltic dampproofing.

071326 Self-Adhering Sheet Waterproofing
Self-adhering, positive-side sheet waterproofing; drainage panels; pedestal-supported concrete pavers.

072119 Foamed-In-Place Insulation
Spray-applied polyurethane foam insulation

074116 Insulated Metal Roof Panels
Panels with foamed-insulation cores.

074213.19 Insulated Metal Wall Panels
Panels with foamed-insulation, laminated-insulation, and honeycomb cores.

074213.23 Metal Composite Material Wall Panels
Panels with metal facings and thin plastic cores secured to buildings with specialized attachment systems.

075423 Thermoplastic-Polyolefin (TPO) Roofing
Adhered, TPO systems.

0749293 Soffit Panels
Concealed-fastner, lap-seam, simulated wood metal panels.

076200 Sheet Metal Flashing and Trim
Custom Fabricated copings, roof edge flashings, drainage systems, and counter flashings.

077129 Manufactured Roof expansion joints
Factory-Fabricated bellows type, and aluminum roof expansion joint assemblies

077253 Snow Guards
Seam mounted snow guards

07760 Pedestal Paver Systems
Pedestal paving system for elevated slabs.

078443 Joint Firestopping
Systems installed in or between fire rated construction, at exterior curtain wall/floor intersections, and in smoke barriers.

079200 Joint Sealants
Elastomeric joint sealants including, silicone, urethane, STPE, polysulfide, butyl, and latex.

079513.13 Interior Expansion Joint Cover Assemblies
Interior expansion joint cover assemblies for floors, walls and ceilings.

DIVISION 08 – OPENINGS

081113 Hollow Metal Doors and Frames
Hollow-metal doors and frames.

084213 Aluminum-Framed Entrances
Aluminum entrance doors and hardware.

084313 Aluminum-Framed Storefronts
Aluminum storefront systems; also used for window walls, ribbon walls, strip windows, and punched openings.

087100 Door Hardware
By Contractor.

088000 Glazing
Plain, laminated, and insulating glass.

088300 Glazing
Unframed silver flat glass mirrors including annealed monolithic, film-backed, and tempered.

089116 Fixed Louvers
Fixed metal wall louvers.

DIVISION 09 – FINISHES

092116.23 Gypsum Board Shaft Wall Assemblies
Fire resistance rated vertical shaft and horizontal enclosures, including metal framing.

092216 Non-structural Metal Framing
Steel framing for gypsum board partitions and ceilings.

092900 Gypsum Board
Interior gypsum board, exterior gypsum board for ceilings and soffits, and tile backer boards.

093013 Ceramic Tiling
Ceramic, porcelain, and glazed wall tile.

095113 Acoustical Panel Ceilings
Mineral-base, with exposed suspension systems.

096466 Wood Athletic Flooring
Fixed type wood flooring and shock-absorbing subfloor assemblies.

096513 Resilient Base and Accessories
Resilient base, stair accessories, and molding accessories.

096516 Resilient Sheet Flooring
Vinyl and rubber sheet floor coverings.

096519 Resilient Tile Flooring
Solid vinyl, rubber, vinyl composition.

096813 Tile Carpeting
Modular carpet tile for commercial applications.

097200 Wall Coverings
Vinyl.

098436 Sound-Absorbing Ceiling Units
Suspended Shop-fabricated sound -absorbing baffle panels.

099124 Interior Painting (MPI Standards)
Interior painting specified by referencing MPI standard painting systems and approved products.

DIVISION 10 – SPECIALTIES

101423 Panel Signage
Panel signs.

102113.17 Phenolic-Core Toilet Compartments
Phenolic-core toilet enclosures, entrance screens, and urinal screens.

104416 Fire Extinguishers
Portable fire extinguishers and metal cabinets

104300 Emergency Equipment
Life-safety equipment

DIVISION 11 – EQUIPMENT

114000 Food Service Equipment
Commercial Food Service Equipment

116653 Gymnasium Dividers
Gymnasium Divider Curtains.

DIVISION 12 – FURNISHINGS

123623.13 Plastic-Laminate-Clad Countertops
Plastic-laminate countertops.

123661.16 Solid Surfacing Countertops
Solid surface countertops and sinks.

DIVISION 13 – SPECIAL CONSTRUCTION

133419 Metal Building Systems
Systems consisting of structural framing, roofing and siding panels, and standard components

DIVISION 14 – CONVEYING EQUIPMENT

142123.16 Machine Room-Less Electric Traction Passenger Elevator
3500#, 100 FPM.

DIVISION 21 – FIRE SUPPRESSION

210523 General-Duty Valves for Water-Based Fire-Suppression Piping
Valves common to most fire-protection piping.

210529 Hangers and Supports for Fire-Suppression Piping and Equipment
Single and multiple hangers, framing systems, and stands and supports.

211000 Water-Based Fire-Suppression Systems
Piping specialties, valves, and sprinklers for wet pipe, dry pipe, and preaction sprinkler systems.

DIVISION 22 – PLUMBING

220500 Common Work Results for Plumbing

Content includes common motor requirements, expansion fittings and loops, sleeve and sleeve seals, and escutcheons, for plumbing systems.

220523 General-Duty Valves for Plumbing Piping

Ball valves, butterfly valves, check valves, and gate valves common to multiple systems

220529 Hangers and Supports for Plumbing Piping and Equipment

Single and multiple hangers, framing systems, and stands and supports.

220553 Identification for Plumbing Piping and Equipment

Labels, stencils, and tags.

220719 Plumbing Piping Insulation

Insulation materials, jackets, and installation accessories for plumbing piping.

221116 Domestic Water Piping

Potable-water distribution within the building.

221119 Domestic Water Piping Specialties

Specialties, valves, and fittings for domestic water piping.

221123.21 Inline, Domestic-Water Pumps

In-line separately coupled, close-coupled, centrifugal pumps.

221316 Sanitary Waste and Vent Piping

Soil, waste, and vent piping within the building.

221319 Sanitary Waste Piping Specialties

Backwater and air admittance valves, cleanouts, sanitary assemblies, FOG systems, and sanitary drainage specialties.

221319.13 Sanitary Drains

Floor and trench drains, and channel drain systems.

221323 Sanitary Waste Interceptors

Grease, oil, and sand interceptors for sewerage systems outside the building.

221414 Storm Drainage Piping

Stormwater piping within the building

221423 Storm Drainage Piping Specialties

Roof drains, cleanouts, trench drains, channel drains, and piping specialties.

221429 Sump Pumps

Submersible, wet-pit volute, and package drainage-pump units; basins and covers.

223300 Electric, Domestic-Water Heaters
Household and commercial; tankless, instantaneous, and storage types.

223400 Fuel-Fired, Domestic-Water Heaters
Household and commercial; gas and oil fired; instantaneous and storage types.

224200 Commercial Plumbing Fixtures
Commercial water closets, urinals, sinks, showers, and wash fountains; supports, flushometer valves, supplies, faucets, and traps

224716 Pressure Water Coolers
Freestanding, wall mounted, and wheelchair accessible.

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

230500 Common Work Results for HVAC
Content includes common motor requirements, expansion fittings and loops, sleeve and sleeve seals, and escutcheons, for HVAC systems.

230529 Hangers and Supports for HVAC Piping and Equipment
Single and multiple hangers, framing systems, and stands and supports.

230546 Coatings for HVAC
Coating systems on internal HVAC components and external equipment surfaces.

230553 Identification for HVAC Piping and Equipment
Labels, stencils, and tags.

230593 Testing, Adjusting, and Balancing for HVAC
Air distribution and hydronic systems.

230713 Duct Insulation
Insulation materials, jackets, and installation accessories for HVAC ducts.

230716 HVAC Equipment Insulation
Insulation materials, jackets, and installation accessories for HVAC equipment.

230719 HVAC Piping Insulation
Insulation materials, jackets, and installation accessories for HVAC piping.

230800 Commissioning of HVAC
Requirements and procedures for commissioning HVAC systems.

230923 Direct Digital Control (DDC) System for HVAC
Direct digital control system for monitoring and controlling HVAC systems.

230923.14 Flow Instruments
Airflow and liquid flow sensors, switches and transmitters, and water meters that connect to direct digital control systems.

230923.16 Gas Instruments

Carbon dioxide, oxygen, and VOC gas detection instruments and control devices that connect to direct digital control systems.

230923.18 Leak Detection Instruments

Leak detection switches (point type) and leak detector switches (cable type) that connect to direct digital control systems.

230923.19 Moisture Instruments

Humidity and moisture sensors and transmitters that connect to direct digital control systems.

230923.23 Pressure Instruments

Air and liquid pressure sensors, switches, and transmitters that connect to direct digital control systems.

230923.27 Temperature Instruments

Air, liquid, and steam temperature sensors, switches, transmitters and thermostats that connect to direct digital control systems.

230923.43 Weather Stations

Weather stations that connect to direct digital control systems.

230993.11 Sequence of Operations for HVAC DDC

Direct digital control sequences for HVAC systems.

231123 Facility Natural-Gas Piping

Natural gas piping and specialties.

232300 Refrigerant Piping

Piping, specialties, and refrigerant.

233113 Metal Ducts

Rectangular and round, single- and double-wall ducts, including hangers and supports.

233119.16 Manufactured HVAC Casings

Factory-fabricated, double-wall casings used as equipment enclosures and plenums.

233300 Air Duct Accessories

Volume dampers, fire and smoke dampers, vanes, duct silencers, and hardware.

233346 Flexible Ducts

Non-insulated and insulated flexible ducts and flexible duct connectors.

233433.13 Commercial Air Curtains

Commercial air curtain fans over entranceways, with and without heating.

233439 High-Volume, Low-Speed Fans

Large diameter, high-volume, low-speed ceiling fans.

233533 Listed Kitchen Ventilation System Exhaust Ducts

Listed grease ducts.

233713.13 Air Diffusers
Round, rectangular, perforated, and linear diffusers.

233713.23 Registers and Grilles
Fixed and adjustable registers and grilles.

233716 Fabric Air-Distribution Devices
Continuous tubular fabric air diffusers, connectors, and accessories.

233813 Commercial-Kitchen Hoods
Type I and Type II, Standard and Listed hoods.

235123 Gas Vents
Listed double-wall vents.

237213 Heat Wheel Air-To-Air Energy Recovery Units
Rotary heat wheel, sensible-only or total heat transfer heat exchangers.

237223.23 Packaged, Outdoor, Heat Wheel Energy Recovery Units
Heat wheel in outdoor packaged, sensible heat and total heat, energy-recovery units.

237343.16 Outdoor, Semi-Custom Air-Handling Units
Units consisting of fans, coils, dampers, filters, control devices, and accessories.

237416.11 Packaged, Small-Capacity, Rooftop Air-Conditioning Units
Packaged, air-cooled, rooftop HVAC, 6 tons and smaller.

237416.13 Packaged, Large-Capacity, Rooftop Air-Conditioning Units
Packaged, air-cooled, rooftop HVAC 7.5 tons and greater.

237433 Dedicated Outdoor-Air Units
Units capable of 100 percent outdoor air with heating and cooling.

238126 Split-System Air-Conditioners
Air-distribution equipment separate from refrigeration equipment; cabinet suitable for exposed installations.

238129 Variable-Refrigerant-Flow HVAC Systems
Variable-refrigerant-flow HVAC systems, components, and operations, including delegated design.

238413.19 Atomizing Humidifiers
Water-pressure or compress-air types.

DIVISION 26 – ELECTRICAL

260519 Low-Voltage Electrical Power Conductors and Cables
Building wires, cables, connectors, splices, and terminations rated 2000 V and less.

260526 Grounding and Bonding for Electrical Systems
Methods and materials for grounding systems and equipment.

260529 Hangers and Supports for Electrical Systems
Hangers, supports, and concrete bases.

260533.13 Conduits for Electrical Systems
Duct raceways, elbows, and fittings

260533.16 Boxes and Covers for Electrical Systems
Outlet and device boxes, junction and pull boxes, cover plates, and hoods.

260536 Cable Trays for Electrical Systems
Ladder, trough, and single-rail types; steel, aluminum, stainless steel, and fiberglass.

260543 Underground Ducts and Raceways for Electrical Systems
Manholes, handholes, and underground ducts.

260544 Sleeves and Sleeve Seals for Electrical Raceways and Cabling
Round sleeves, rectangular sleeves, sleeve seal systems, sleeve seal fittings, grout, and sealants.

260553 Identification for Electrical Systems
Labels, markers, tags, ties, tape, bands, and signs.

260573.13 Short-Circuit Studies
Fault-current and protective device short-circuit studies.

260573.16 Coordination Studies
Fault-current and protective device coordination studies.

260573.19 Arc-Flash Hazard Analysis
Fault-current and protective device arc-flash studies.

260923 Lighting Control Devices
Time switches, photoelectric relays, occupancy sensors, and multipole lighting controls.

260943.23 Relay-Based Lighting Controls
Panels using relays for switching; panels networked BAS.

262213 Low-Voltage Distribution Transformers
Single- and three-phase distribution dry-type rated 600 V or less and up to 1500 Kva.

262413 Switchboards
Service and distribution switchboards, 600 V and less.

262416 Panelboards
Distribution, branch circuit, and surge-suppression panel boards and load centers.

262726 Wiring Devices
Basic Section with selected work results extracted from lower-level supplementary Sections.

262813 Fuses
Cartridge type (600 V and less); plug type (125 V and less); fuse adapters; spare-fuse cabinet.

262816 Enclosed Switches and Circuit Breakers

Fusible, nonfusible, receptacle, shunt trip, and molded-case switches; molded-case circuit breakers; enclosures.

264313 Surge Protective Devices for Low-Voltage Electrical Power Circuits

Field-mounted surge protective devices (SPDs) 1000-V and less.

265000 Lighting

Includes interior and exterior luminaires and fittings, special-purpose luminaires, extra-low voltage lighting, luminaires and fittings for use in hazardous locations, emergency and exit lighting, office furnishing lighting, food service lighting, electr

DIVISION 27 – COMMUNICATIONS

270528 Pathways for Communications Systems

Conduits, wireways, surface pathways, boxes and enclosures, and handholes and boxes.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

284621.11 Addressable Fire-Alarm Systems

Systems with addressable initiating devices and conventional notification appliances.

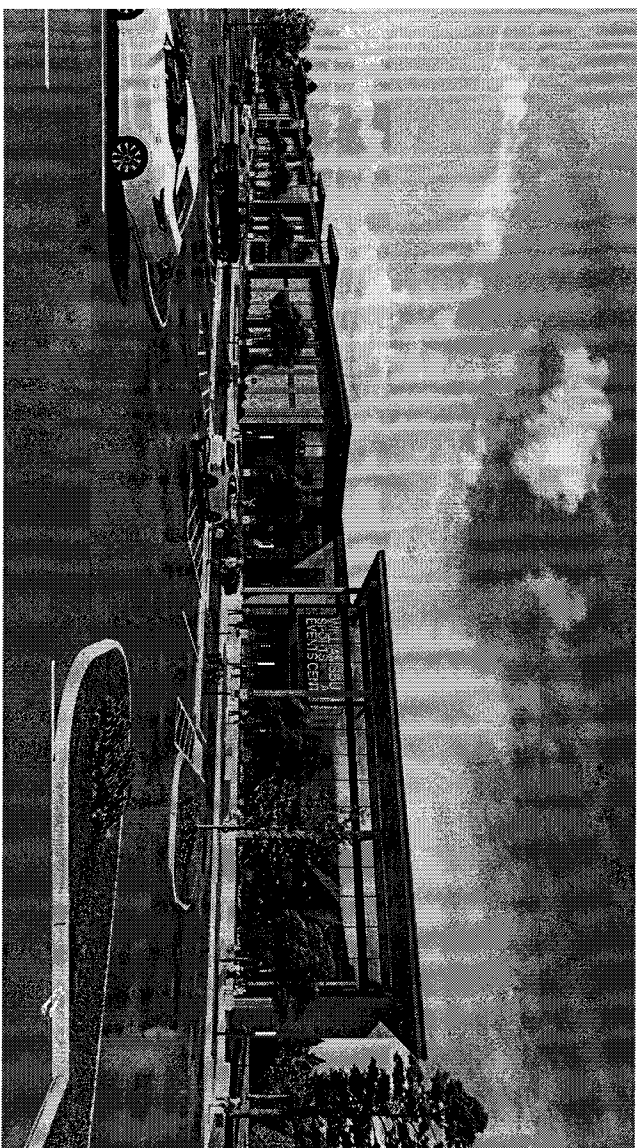
END OF OUTLINE SPECIFICATIONS

WILLIAMSBURG SPORTS AND EVENTS CENTER

HISTORIC TRIANGLE REC. FACILITIES AUTHORITY

102 VISITOR CENTER DRIVE
WILLIAMSBURG, VA 23185

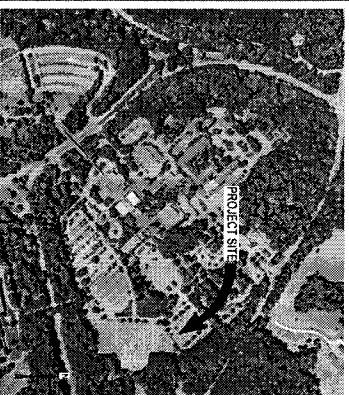
35% COMPREHENSIVE AGREEMENT DOCUMENTS
NOVEMBER 28, 2023



VICINITY MAP



SITE MAP



PROJECT TEAM

OWNER
HISTORIC TRIANGLE RECREATIONAL
FACILITIES AUTHORITY
401 LAZYVETTE STREET
WILLIAMSBURG, VA 23185
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**ARCHITECT
(CONSULTANT)**
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WILLIAMSBURG, VA 23188

CONSTRUCTION MANAGER
MEB
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AND FIRE PROTECTION ENGINEER**
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HISTORIC TRIANGLE REC. FACILITIES AUTHORITY
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
CONSTRUCTION
NOVEMBER 28, 2023

CLARK NEXSEN

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GuernseyTingle
ARCHITECTURE | INTERIORS | LANDSCAPE
DESIGN | PLANNING

m.e.b.
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CONSTRUCTION
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CHESAPEAKE, VA 23023
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NOVEMBER 28, 2023
35% COMPREHENSIVE
AGREEMENT DOCUMENTS

COVER SHEET

G-001

CN 10038

GENERAL NOTES

1. CONSULT THE ARCHITECT FOR ALL INFORMATION ON THE MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS.

DELEGATED DESIGN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS.
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PRE-ENGINEERED METAL BUILDING NOTES

1. REFER TO THE ARCHITECT FOR ALL INFORMATION ON THE MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS.
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DESIGN NOTES

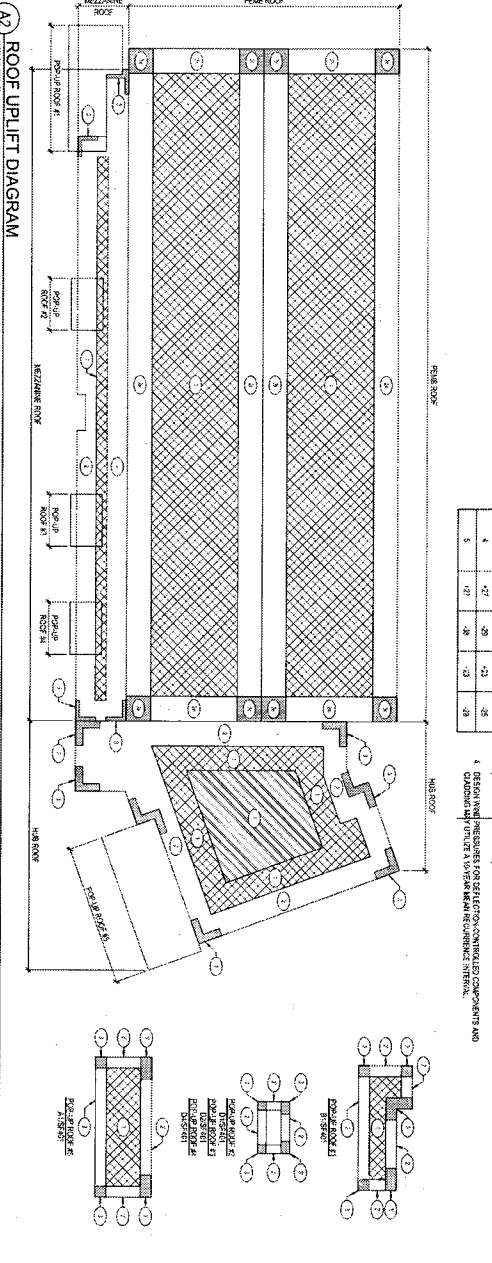
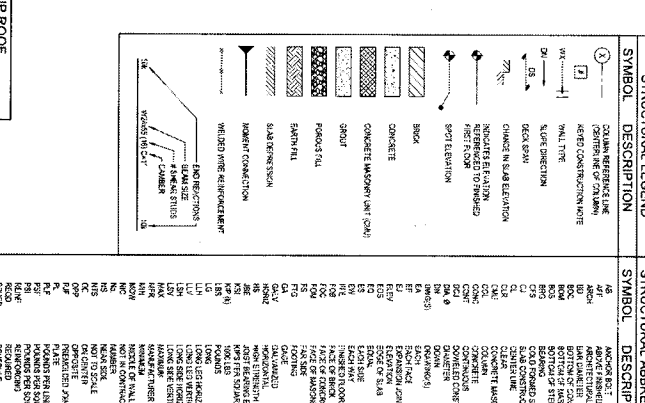
1. STRUCTURAL DESIGN IS AS SHOWN WITH THE FOLLOWING CODES AND OTHERS:
 - A. 2015 IBC BUILDING CODE (PART 1) OF THE WINDLOAD SECTION EXCEPT FOR BUILDING CATEGORY B.
 - B. 2015 IBC EARTHQUAKE PROVISIONS AND ASSOCIATED OTHERS FOR BUILDING CATEGORY B.
 - C. BR10 (LATERAL)
2. OTHER CODES OTHER THAN:
 - A. IBC (LATERAL)
 - B. IBC (EARTHQUAKE)
 - C. BR10 (LATERAL)
 - D. BR10 (EARTHQUAKE)
 - E. BR10 (LATERAL)
 - F. BR10 (EARTHQUAKE)
 - G. BR10 (LATERAL)
 - H. BR10 (EARTHQUAKE)
 - I. BR10 (LATERAL)
 - J. BR10 (EARTHQUAKE)
 - K. BR10 (LATERAL)
 - L. BR10 (EARTHQUAKE)
 - M. BR10 (LATERAL)
 - N. BR10 (EARTHQUAKE)
 - O. BR10 (LATERAL)
 - P. BR10 (EARTHQUAKE)
 - Q. BR10 (LATERAL)
 - R. BR10 (EARTHQUAKE)
 - S. BR10 (LATERAL)
 - T. BR10 (EARTHQUAKE)
 - U. BR10 (LATERAL)
 - V. BR10 (EARTHQUAKE)
 - W. BR10 (LATERAL)
 - X. BR10 (EARTHQUAKE)
 - Y. BR10 (LATERAL)
 - Z. BR10 (EARTHQUAKE)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS.
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WIND SPEED (MPH)	WIND DIRECTION	WIND PRESSURE (PSF)	WIND UPLIFT (PSF)
15	15°	1.5	1.5
15	30°	1.5	1.5
15	45°	1.5	1.5
15	60°	1.5	1.5
15	75°	1.5	1.5
15	90°	1.5	1.5
15	105°	1.5	1.5
15	120°	1.5	1.5
15	135°	1.5	1.5
15	150°	1.5	1.5
15	165°	1.5	1.5
15	180°	1.5	1.5
15	195°	1.5	1.5
15	210°	1.5	1.5
15	225°	1.5	1.5
15	240°	1.5	1.5
15	255°	1.5	1.5
15	270°	1.5	1.5
15	285°	1.5	1.5
15	300°	1.5	1.5
15	315°	1.5	1.5
15	330°	1.5	1.5
15	345°	1.5	1.5
15	360°	1.5	1.5

ROOF ZONE	MEZZANINE ROOF	HUB ROOF	PEMB ROOF	POP-UP ROOF
1	1.5	1.5	1.5	1.5
2	1.5	1.5	1.5	1.5
3	1.5	1.5	1.5	1.5
4	1.5	1.5	1.5	1.5
5	1.5	1.5	1.5	1.5

ROOF ZONE	MEZZANINE ROOF	HUB ROOF	PEMB ROOF	POP-UP ROOF
1	1.5	1.5	1.5	1.5
2	1.5	1.5	1.5	1.5
3	1.5	1.5	1.5	1.5
4	1.5	1.5	1.5	1.5
5	1.5	1.5	1.5	1.5

ROOF ZONE	MEZZANINE ROOF	HUB ROOF	PEMB ROOF	POP-UP ROOF
1	1.5	1.5	1.5	1.5
2	1.5	1.5	1.5	1.5
3	1.5	1.5	1.5	1.5
4	1.5	1.5	1.5	1.5
5	1.5	1.5	1.5	1.5



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ARCHITECTS
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mcb
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HARRISBURG, PA 17102
TEL: 717.651.1000
WWW.MCB.COM

WILLIAMSBURG SPORTS AND EVENTS CENTER
100 N. MARKET STREET, SUITE 1000
HARRISBURG, PA 17102
TEL: 717.651.1000
WWW.WILLIAMSBURGSPORTSANDEVENTSCENTER.COM

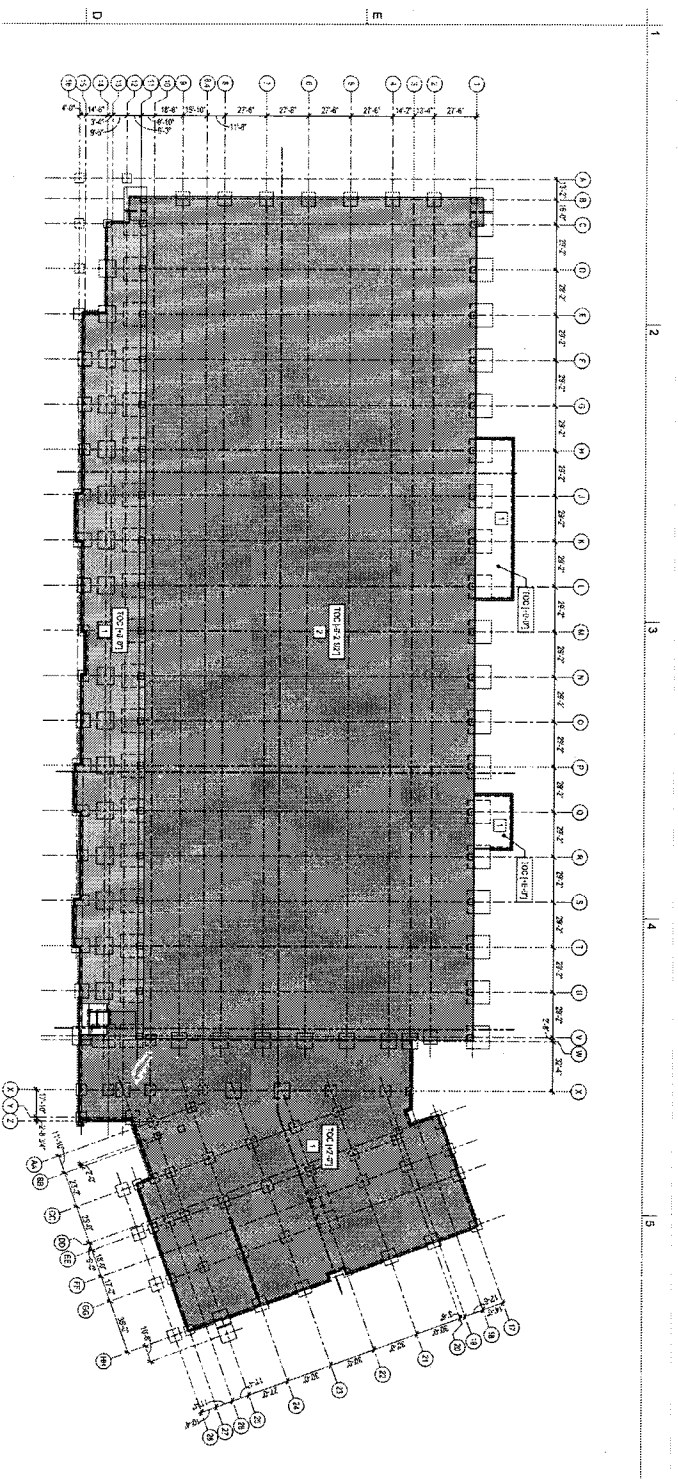
STRUCTURAL NOTES AND ABBREVIATIONS

Notes: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

S-001

35% COMPLETE
AGREEMENT DOCUMENTS

ON 10038



Ⓢ OVERALL FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

PLAN NOTES

1. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR THE WILLIAMSBURG SPORTS AND EVENTS CENTER.
2. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR THE WILLIAMSBURG SPORTS AND EVENTS CENTER.

KEY NOTES

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF THE FOUNDATION WALLS AND THE LOCATION OF THE FOUNDATION WALLS.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF THE FOUNDATION WALLS AND THE LOCATION OF THE FOUNDATION WALLS.

GRAPHIC SCALES

WILLIAMSBURG
SPORTS AND EVENTS
CENTER

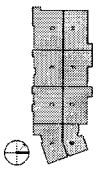
CLARK NEXSEN

GuernseyTingle

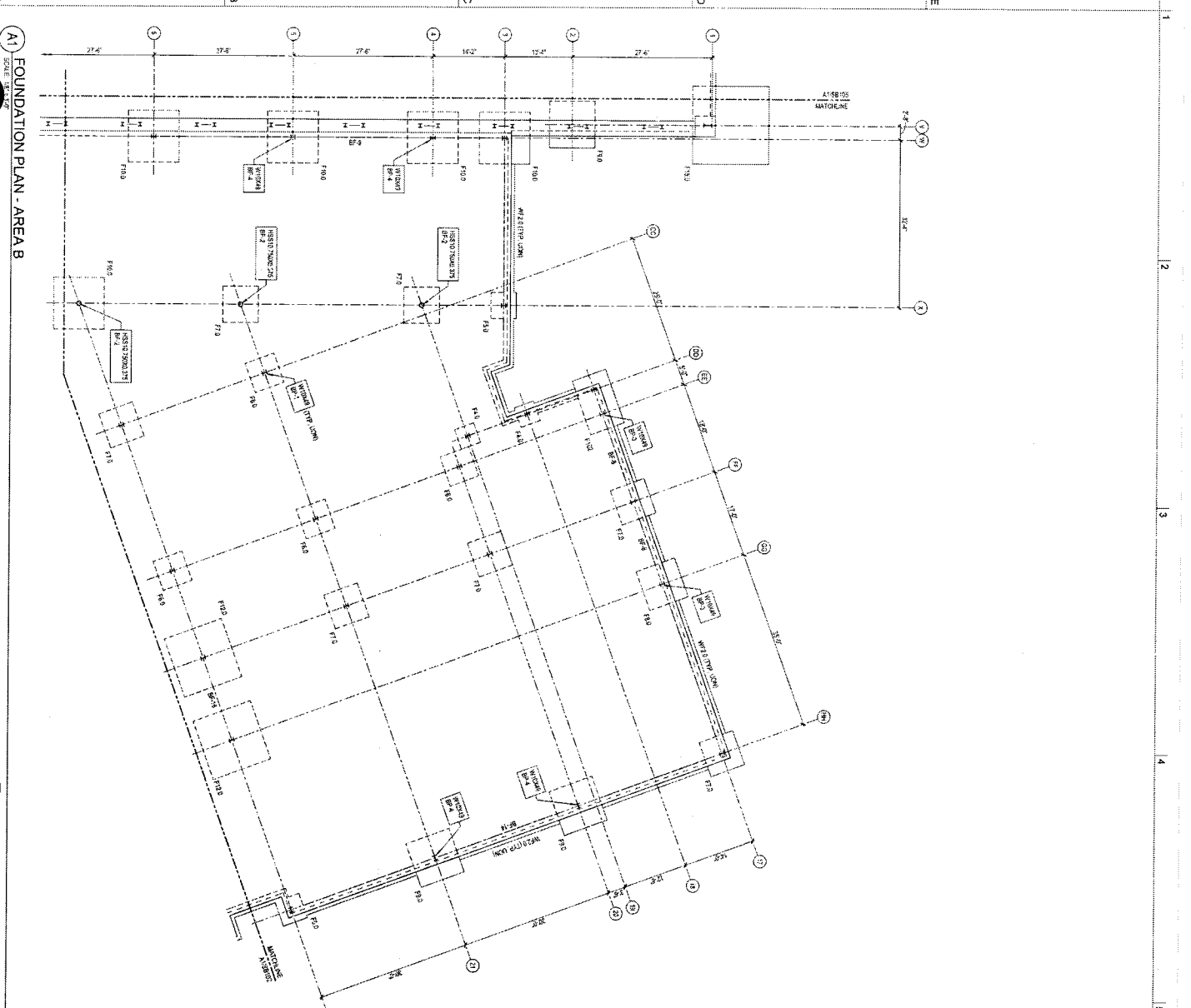
m.e.b.

SB101

OVERALL FOUNDATION PLAN



DATE: 08/14/2013
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: 1/8" = 1'-0"

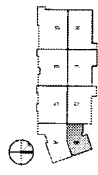


A1 FOUNDATION PLAN - AREA B

PLAN NOTES

1. TOP OF FOUNDATION IS REFERRED TO FINISHED FLOOR ELEVATION UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE INDICATED IN FEET REFERENCED FROM 1985.
2. COLUMN DIMENSIONS ARE INDICATED IN WALL FOOTINGS AND BEAMS. WALL BEAMS TO FOOTING SCHEDULE ON SHEET SB09 FOR SEE IVC.
3. REFER TO SHEET SB09 FOR ALL BEARING ELEVATIONS, DIMENSIONS AND REINFORCEMENT. REFER TO SHEET SB01 FOR TYPICAL BEARING DETAILS.
4. ALL CONCRETE CONNECTIONS ON CONNECTION JOINT SPACING SHALL BE PERFORMED BY AN APPROVED CONCRETE CONTRACTOR. REFER TO THE SUBMITTAL LAYOUT PLAN FOR APPROVAL OF VIEWS FROM TOPOGRAPHY SURVEYOR.
5. CONCRETE BEAR UNDER STEEL COLUMN. SEE INDICATED IN PLAN. REFER TO TYPICAL DETAIL ON SHEET SB01.
6. STEEL COLUMN SEES ARE INDICATED ON PLAN. END PLATES ARE INDICATED BY "X" REFERS TO SHEET SB02 FOR END PLATE DETAILS AND DIMENSIONS.

KEY NOTES



SB103
FOUNDATION PLAN - AREA B

NOVEMBER 18, 2022
55% COMPREHENSIVE
AGREEMENT DOCUMENTS
CN 1038

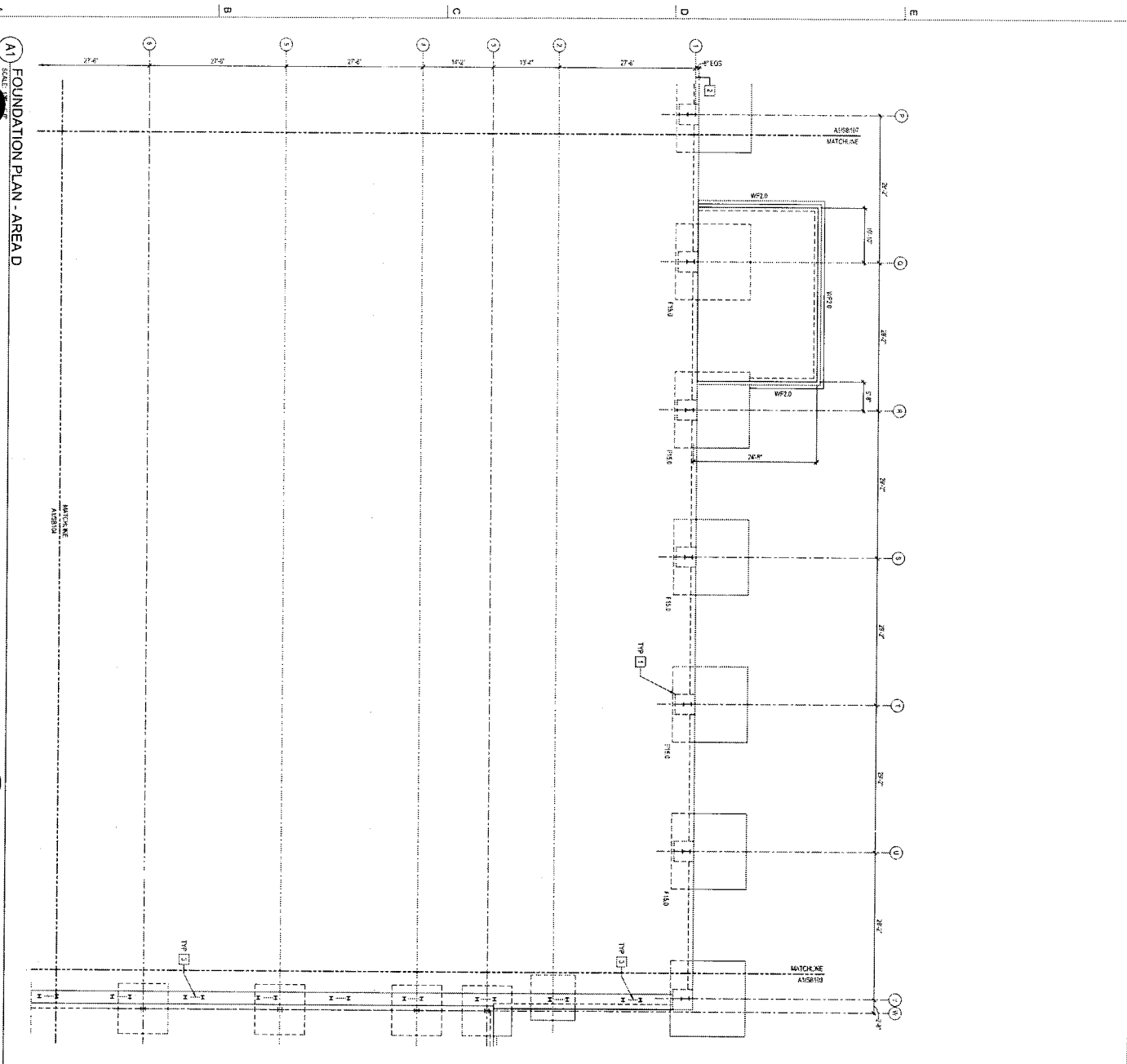
ARCHITECT: THOMAS H. FINE FACILITIES ARCHITECTURE
**WILLAMSBURG
SPORTS AND EVENTS
CENTER**

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WILLAMSBURG, VA 23187
781.833.9900
www.mebva.com

GRAPHIC SCALES)
1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"



FOUNDATION PLAN - AREA D

SCALE 1/8" = 1'-0"

PLAN NOTES

1. TOP OF FINISH ELEVATION IS 201. REFERENCED TO FINISHED FLOOR ELEVATIONS ARE INDICATED BY 'F' IN ALL DIMENSIONS AND MATCHLINE ELEVATIONS ARE INDICATED BY 'M' IN ALL DIMENSIONS UNLESS NOTED OTHERWISE.
2. COLUMN FOOTINGS ARE INDICATED BY 'F' IN ALL DIMENSIONS AND MATCHLINE ELEVATIONS ARE INDICATED BY 'M' IN ALL DIMENSIONS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
5. CONCRETE FINISHES UNDER STEEL BEAMS ARE INDICATED BY 'F' IN ALL DIMENSIONS AND MATCHLINE ELEVATIONS ARE INDICATED BY 'M' IN ALL DIMENSIONS UNLESS NOTED OTHERWISE.
6. STEEL COLUMN SPICES ARE INDICATED BY 'S' IN ALL DIMENSIONS AND MATCHLINE ELEVATIONS ARE INDICATED BY 'M' IN ALL DIMENSIONS UNLESS NOTED OTHERWISE.

KEY NOTES

1. FINISHES UNDER CONCRETE FOOTINGS REFERENCED WITH 'F' IN ALL DIMENSIONS AND MATCHLINE ELEVATIONS ARE INDICATED BY 'M' IN ALL DIMENSIONS UNLESS NOTED OTHERWISE.
2. FINISHES UNDER STEEL BEAMS ARE INDICATED BY 'F' IN ALL DIMENSIONS AND MATCHLINE ELEVATIONS ARE INDICATED BY 'M' IN ALL DIMENSIONS UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
4. DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.

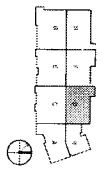
GRAPHIC SCALE(S)

HISTORIC THRUFARE REC FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 125 WEST GUYTON STREET
 WILLIAMSBURG, VA 23185

CLARK Nexsen
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mab
 MECHANICAL
 ELECTRICAL
 PLUMBING
 401 SOUTH MAIN STREET
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 www.mab-inc.com

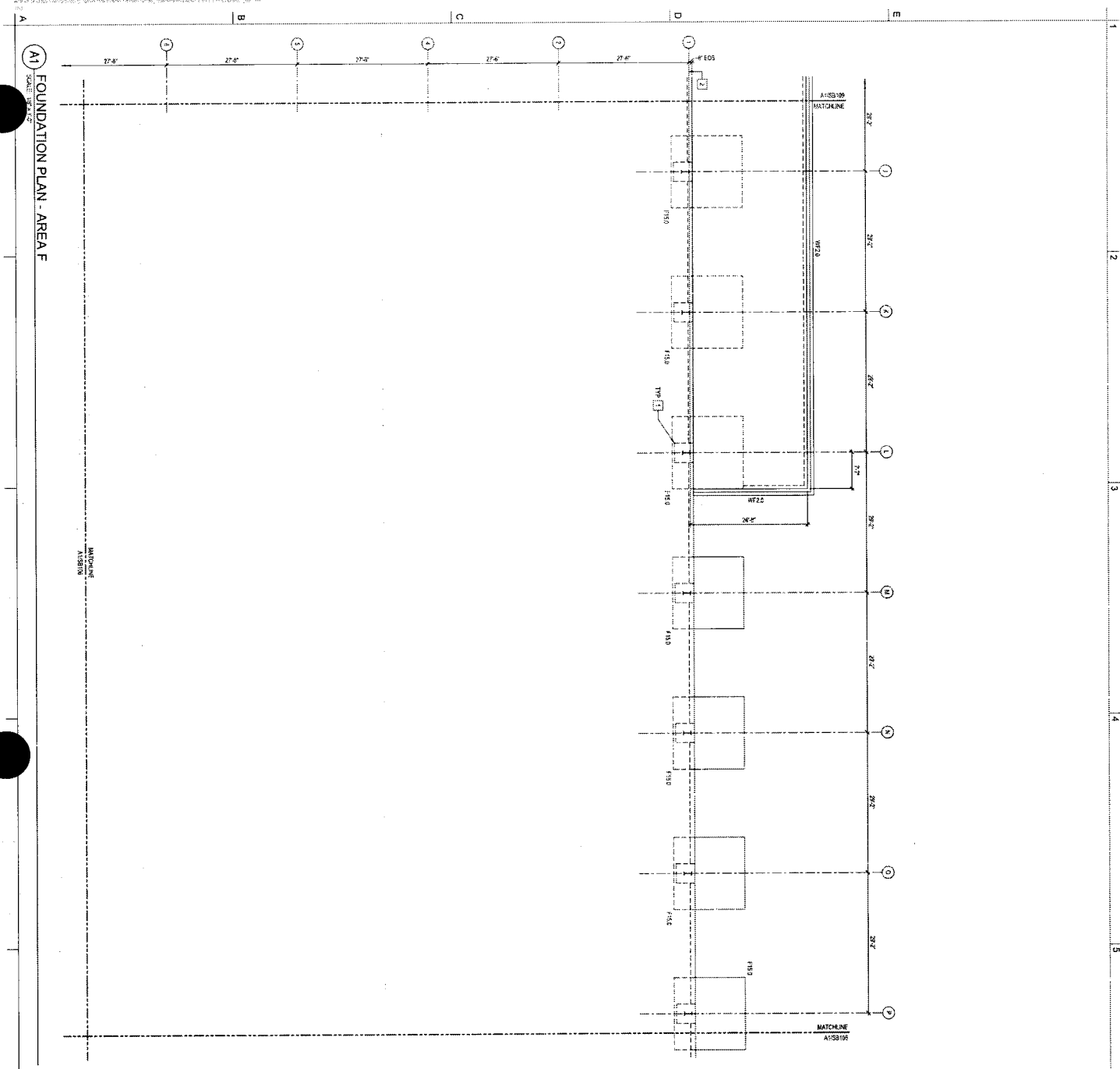
NOVEMBER 14, 2023
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



FOUNDATION PLAN - AREA D

SB105

DATE: 11/14/23
 DRAWN BY: JLD
 CHECKED BY: JLD
 ON: 10/23



A1) FOUNDATION PLAN - AREA F

Scale: 1/8" = 1'-0"

1 2 3 4 5

PLAN NOTES

1. TOP OF FOOTING ELEVATION IS 2' REFERENCED TO FINISHED FLOOR ELEVATIONS AND INDICATED AS SUCH BY DIMENSIONS INDICATED.
2. EXCAVATION AREAS ARE INDICATED BY WALL FOOTING ARE INDICATED BY "W". REFER TO FOOTING SCHEDULE ON SHEET SB07 FOR SEE AND ANY NOTES.
3. REFER TO SHEET SB07 FOR SLAB ON GRADE DETAILS AND FINISHES.
4. SLAB ON GRADE CONNECTION TO CONSTRUCTION JOINT SWAGING SHALL BE IN ACCORDANCE WITH THE REVISIONS TO THE FOUNDATION PLAN AND SHALL BE IN ACCORDANCE WITH THE REVISIONS TO THE FOUNDATION PLAN.
5. CONCRETE REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE REVISIONS TO THE FOUNDATION PLAN.
6. STEEL COLUMNS SHALL BE IN ACCORDANCE WITH THE REVISIONS TO THE FOUNDATION PLAN.

KEY NOTES

1. ESTIMATED AREA OF 2" CONCRETE PUMP REFERENCED WITH REVISIONS TO THE FOUNDATION PLAN SHALL BE IN ACCORDANCE WITH THE REVISIONS TO THE FOUNDATION PLAN.
2. FACE OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE REVISIONS TO THE FOUNDATION PLAN.

GRAPHIC SCALES

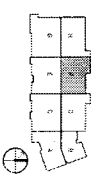


INDUSTRIAL BUILDING FACILITIES DIVISION
WILLAMSBURG
 SPORTS AND EVENTS
 CENTER

CLARK Nexsen

GTI
 Guensey/Tipple

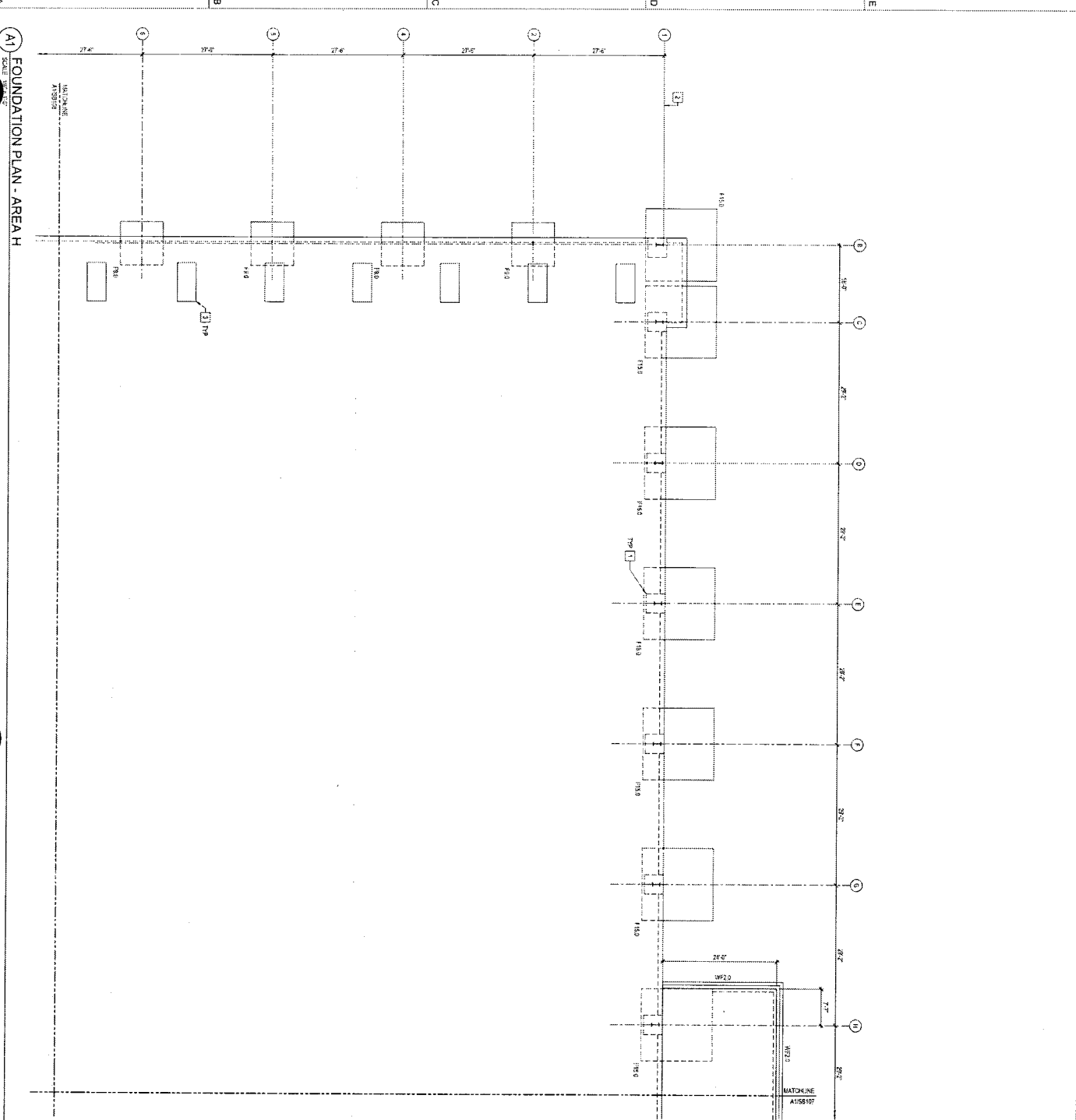
mcb



SB107

FOUNDATION PLAN - AREA F

DATE: 08/20/2018
 DRAWN BY: JPM
 CHECKED BY: JPM
 PROJECT NO: CN-10038



A1 FOUNDATION PLAN - AREA H

PLAN NOTES

1. TOP OF FINISH ELEVATION IS 2.0' REFERENCED TO FINISHED FLOOR ELEVATIONS ARE INDICATED BY "F" REFERENCED TO FINISH 1.0'.
2. COLUMN DIMENSIONS ARE INDICATED BY WALL DIMENSIONS ARE INDICATED BY "W". REFER TO TYPING SCHEDULE ON SHEET SB01 FOR SIZE AND FINISH.
3. REFER TO SHEET SB01 FOR COLUMN ELEVATIONS, REINFORCEMENT AND REINFORCEMENT BARS TO SHEET SB01 FOR TYPICAL REINFORCEMENT DETAILS.
4. SEE ON DRAWING CONSTRUCTION OR COLUMN REINFORCEMENT DETAIL SB01 FOR REINFORCEMENT. SEE COLUMN REINFORCEMENT DETAIL SB01 FOR TYPICAL REINFORCEMENT DETAILS TO COLUMN REINFORCEMENT DETAIL SB01 FOR TYPICAL REINFORCEMENT DETAILS.
5. CONCRETE BEAMS UNDER STEEL COLUMNS ARE NOTED ON PLAN BY "C" REFER TO TYPICAL DETAIL ON SHEET SB01.
6. STEEL COLUMN SIZES ARE INDICATED BY RAIL RAIL SIZES ARE INDICATED BY "R". REFER TO SHEET SB01 FOR RAIL SIZES SCHEDULE AND DETAILS.

KEY NOTES

1. ESTIMATED FINISH FLOOR ELEVATION IS 2.0' REFERENCED TO FINISHED FLOOR ELEVATIONS ARE INDICATED BY "F" REFERENCED TO FINISH 1.0'.
2. REFER TO TYPICAL DETAIL ON SHEET SB01 FOR REINFORCEMENT BARS TO SHEET SB01 FOR TYPICAL REINFORCEMENT DETAILS.
3. REFER TO TYPICAL DETAIL ON SHEET SB01 FOR REINFORCEMENT BARS TO SHEET SB01 FOR TYPICAL REINFORCEMENT DETAILS.

GRAPHIC SCALES

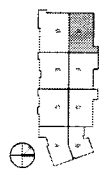


HISTORIC THUNDERBOLT FACILITIES AUTHORITY
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 WILLIAMSBURG, VA 23185

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 WILLIAMSBURG, VA 23185

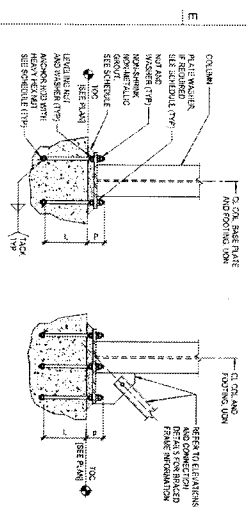


FOUNDATION PLAN - AREA H

SB109

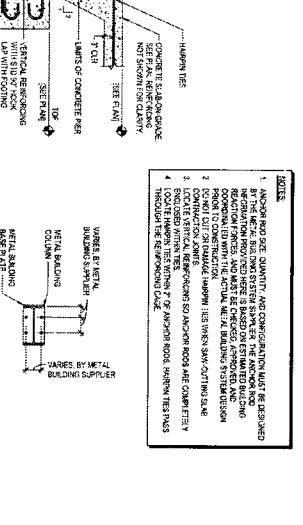
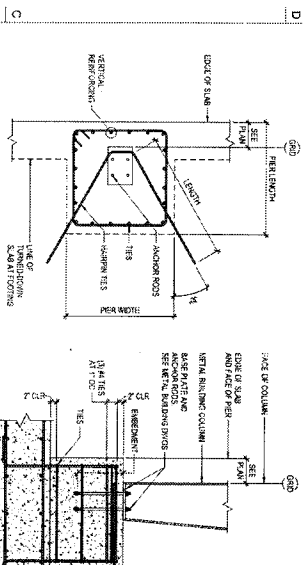
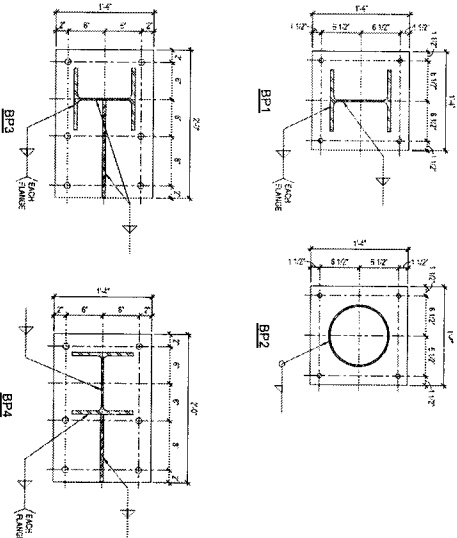
DATE: 10/15/2013
 TIME: 10:00 AM
 USER: JSM
 PROJECT: CN 10138

BASE PLATE AND ANCHOR ROD SCHEDULE									
BASE PLATE	ANCHOR RODS	ANCHOR RODS		ANCHOR RODS		ANCHOR RODS		ANCHOR RODS	
MARK	TYPE	LENGTH	WIDTH	THICKNESS	NUMBER OF BOLTS	NUMBER OF BOLTS	NUMBER OF BOLTS	NUMBER OF BOLTS	NUMBER OF BOLTS
BP1	A	1'-0"	1'-0"	1/2"	4	4	4	4	4
BP2	B	1'-0"	1'-0"	1/2"	4	4	4	4	4
BP3	C	1'-0"	1'-0"	1/2"	4	4	4	4	4
BP4	D	1'-0"	1'-0"	1/2"	4	4	4	4	4



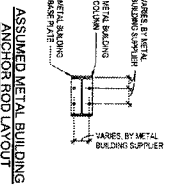
C1) TYPICAL BASE PLATE AND ANCHOR ROD
NOT TO SCALE

D2) BASE PLATE PLAN DETAILS
NOT TO SCALE



B1) TYPICAL METAL BUILDING COLUMN ANCHORAGE
NOT TO SCALE

- NOTES:**
- ANCHOR ROD SIZE, QUANTITY, AND COMPONENTS MUST BE DESIGNED BY THE METAL BUILDING SYSTEM SUPPLIER FOR THE ANCHORING AND CONNECTIONS TO THE FOUNDATION. THE ANCHOR RODS AND CONNECTIONS MUST BE DESIGNED BY THE METAL BUILDING SYSTEM SUPPLIER AND MUST BE CHECKED, APPROVED AND COORDINATED WITH THE ACTUAL METAL BUILDING SYSTEM DESIGN.
 - ANCHOR RODS MUST BE INSTALLED WITHIN THE CONCRETE SLAB ON GRADE AND MUST BE PROTECTED FROM CORROSION BY AN ANCHOR ROD PROTECTANT.
 - LOCATE VERTICAL REINFORCEMENTS TO ANCHOR RODS AND COMPLETELY THROUGH THE REINFORCING CHAIR.
 - ANCHOR RODS MUST BE INSTALLED WITHIN THE CONCRETE SLAB ON GRADE AND MUST BE PROTECTED FROM CORROSION BY AN ANCHOR ROD PROTECTANT.



METROPC TRAINING AND FACILITIES AUTHORITY
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SPORTS AND EVENTS
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500 EAST BROAD STREET, SUITE 200
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781.622.2200
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GTI
GuernseyTingle
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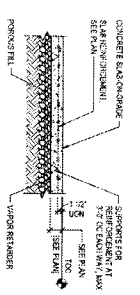
m.e.b.
METAL BUILDING EQUIPMENT
CORPORATION
1000 W. 10TH ST.
WILLIAMSBURG, VA 23187
781.622.2200

DATE: 10/10/2013
NUMBER: 3013
**35% COMPREHENSIVE
AGREEMENT DOCUMENTS**

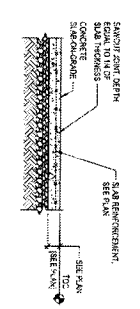
TYPICAL FOUNDATION DETAILS

SB502

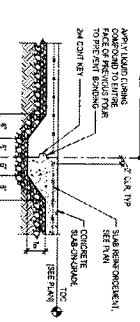
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NUMBER: 3013
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CHECKED: [blank]
SCALE: [blank]



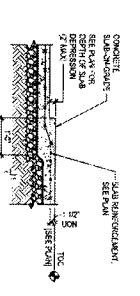
E1 TYPICAL SLAB-ON-GRADE (SOG)
NOT TO SCALE



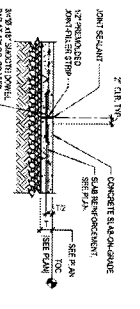
E2 TYPICAL SLAB-ON-GRADE SAVED (CONTRACTION) JOINT (SJ)
NOT TO SCALE



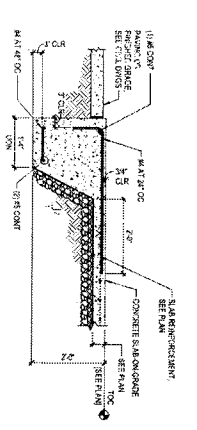
E3 TYPICAL SLAB-ON-GRADE CONSTRUCTION JOINT (CJ)
NOT TO SCALE



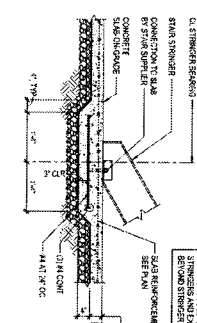
E4 TYPICAL SLAB-ON-GRADE DEPRESSION (SD) UP TO 2\"/>



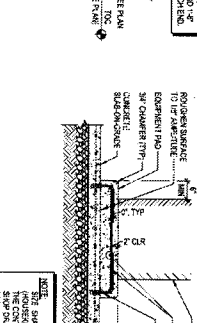
E5 TYPICAL SLAB-ON-GRADE EXPANSION JOINT (EJ)
NOT TO SCALE



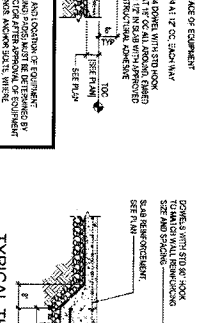
D1 TYPICAL TURNED DOWN SLAB-ON-GRADE
NOT TO SCALE



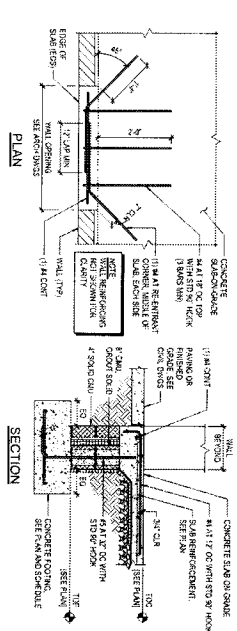
D2 TYPICAL THICKENED SLAB (TS) AT STAIR LANDING
NOT TO SCALE



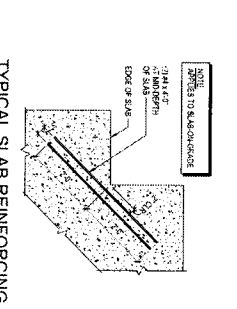
D4 TYPICAL SLAB-ON-GRADE EQUIPMENT PAD
NOT TO SCALE



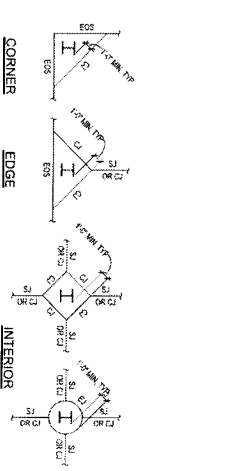
D5 TYPICAL THICKENED SLAB (TS) UNDER REINFORCED INTERIOR CONCRETE MASONRY PARTITION
NOT TO SCALE



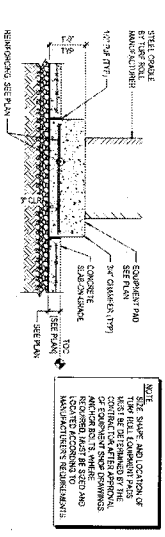
C1 TYPICAL SLAB AT EXTERIOR OPENING
NOT TO SCALE



C3 TYPICAL SLAB REINFORCING AT RE-ENTRANT CORNERS
NOT TO SCALE



C2 TYPICAL COLUMN ISOLATION JOINT
NOT TO SCALE



B1 TYPICAL CONCRETE TURF ROLL EQUIPMENT PAD
NOT TO SCALE

NOTE: THE SHAPE AND LOCATION OF TURF ROLL EQUIPMENT PADS SHALL BE DETERMINED BY THE ARCHITECT. THE CONCRETE SHALL BE REINFORCED WITH 1/2\"/>

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GENERAL CONTRACTOR
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MECHANICAL, ELECTRICAL, & PLUMBING
1000 W. MAIN ST.
WILLIAMSBURG, VA 23187

SB601

CN 10038

- PLAN NOTES**
1. REFER TO SECTION 5.01 FOR FINISH SCHEDULE
 2. FLOOR FINISHES SHALL BE 1/2" OF 18 GA. WIRE MESH OVER CONCRETE ON 2" COMPACTED BED WITH A TOTAL SLAB THICKNESS OF 5-1/2"
 3. TOP OF FINISH SLAB SHALL BE 10'-0" ABOVE FINISH FLOOR FINISH
 4. CONCRETE SHALL BE 4000 PSI AND 4% AGGREGATE TO MEET SPEC MIN SIZE

MECHANICAL ROOMS SHALL BE LOCATED IN THE MEZZANINE LEVEL

**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**

NOVEMBER 2013

CLARK Nexsen

ARCHITECTS

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GuemseyTingle

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757.536.1000
www.guemseytingle.com

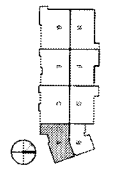
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WILLIAMSBURG, VA 23187
757.536.1000
www.meb.com

**35% COMPREHENSIVE
AGREEMENT DOCUMENTS**

NO.	DESCRIPTION
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2	MECHANICAL ROOMS
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100	MECHANICAL ROOMS



SF102

MEZZANINE FRAMING PLAN
AREA A

GRAPHIC SCALES

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83 1/4" = 1'-0"

83 1/2" = 1'-0"

83 3/4" = 1'-0"

84" = 1'-0"

84 1/4" = 1'-0"

84 1/2" = 1'-0"

84 3/4" = 1'-0"

85" = 1'-0"

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99 1/4" = 1'-0"

99 1/2" = 1'-0"

99 3/4" = 1'-0"

100" = 1'-0"

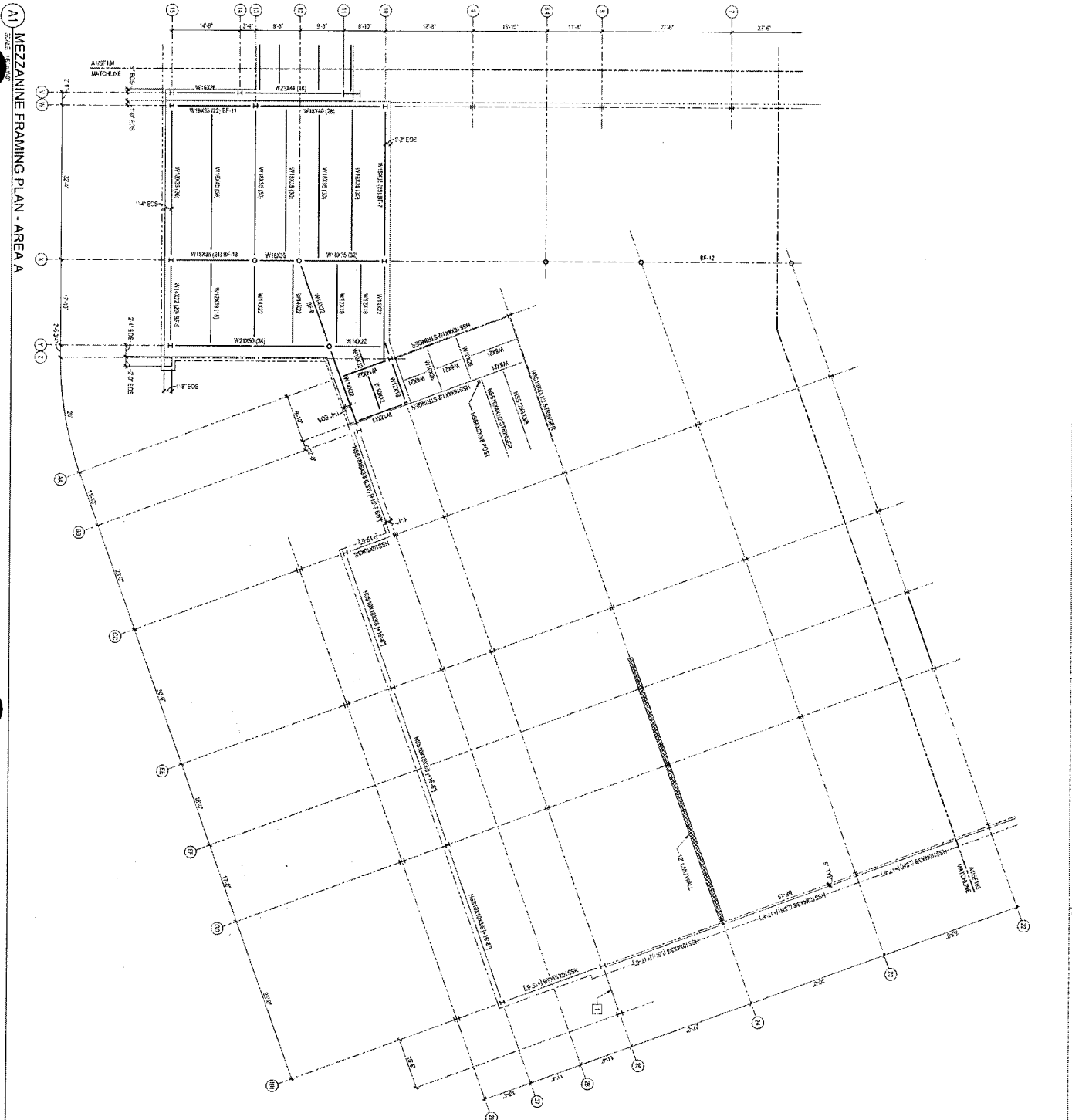
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100 1/2" = 1'-0"

100 3/4" = 1'-0"

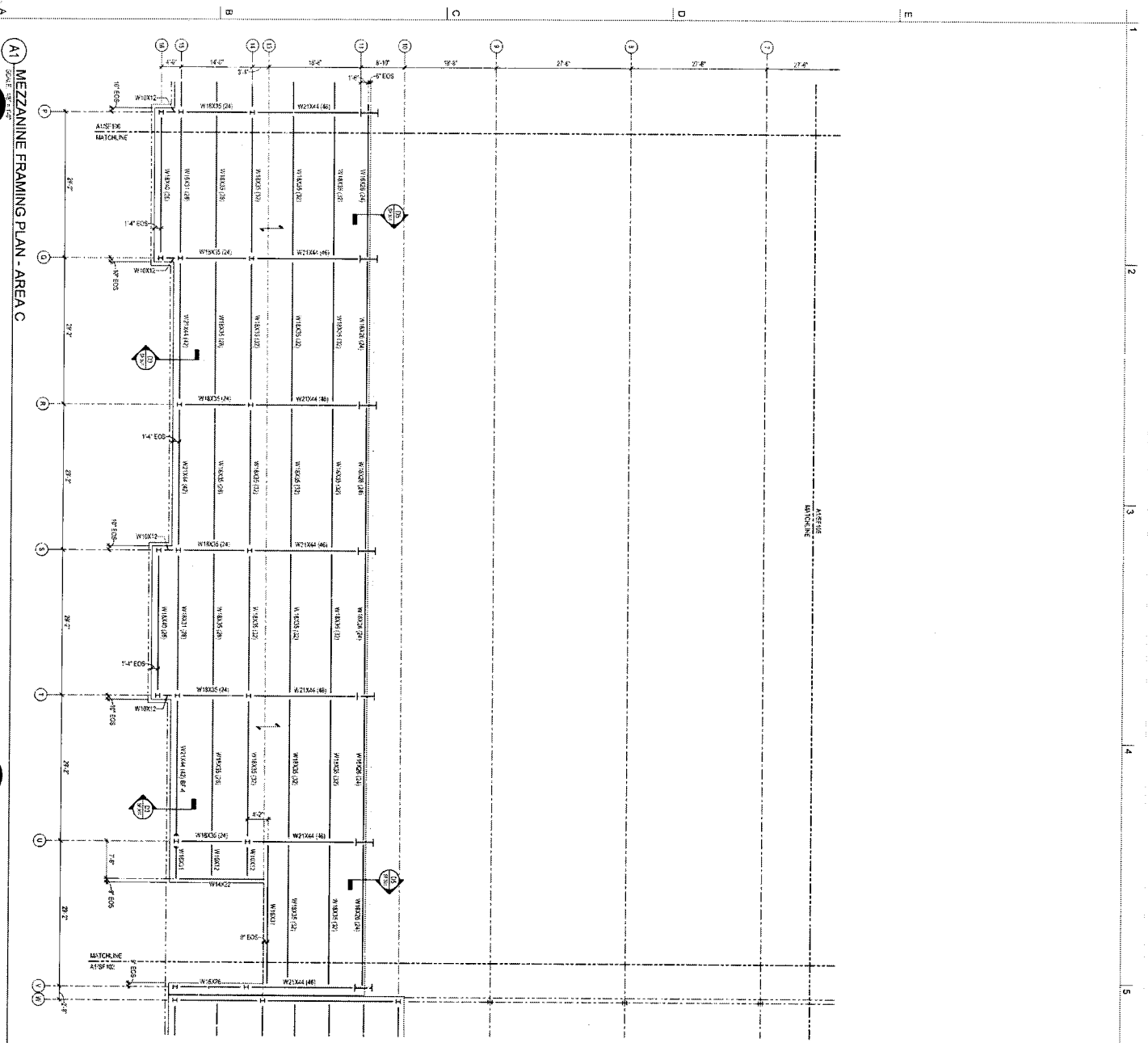
KEY NOTES

1. WINDS SHOWN AT 15' TO 20' HEIGHT



A1 MEZZANINE FRAMING PLAN - AREA A

DATE: 11/15/13
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT NO.: CN 10038



- PLAN NOTES**
1. ALL SECOND FLOOR SLAB ELEVATIONS ARE 10'-0" UNLESS OTHERWISE NOTED.
 2. FLOOR CONSTRUCTION IS 12" OF NORMAL WEIGHT CONCRETE ON 2" COMPRESSIVE STRENGTH FIBER REINFORCED POLYMER CONCRETE WITH A MINIMUM SLAB THICKNESS OF 12". REINFORCE SLAB WITH #2 BARS WITH TYPICAL 18" ON CENTER.
 3. TOP OF FLOOR CONSTRUCTION ON SECOND FLOOR BEAMS IS 10'-0" Elevation.
 4. BRIDGE FRAMES ARE NOT TO BE SET TO MEET SLOPE AND SWAY DOWN BRACKET FROM ELEVATIONS AND THE LINES.

KEY NOTES

GRAPHIC SCALES

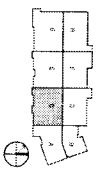
HONORING PRINCIPLES THAT INCLUDES INTEGRITY
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 1000 WILLIAMSBURG AVENUE
 WILLIAMSBURG, VA 23187
 (757) 533-1234

CLARK Nexsen
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 1000 WILLIAMSBURG AVENUE
 WILLIAMSBURG, VA 23187
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 ENGINEERS
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 (757) 533-1234

mab
 MECHANICAL, AIR CONDITIONING & ELECTRICAL ENGINEERS
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 (757) 533-1234

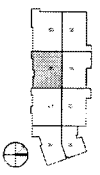
NOVEMBER 2013
5% COMPREHENSIVE
AGREEMENT DOCUMENTS



MEZZANINE FRAMING PLAN -
 AREA C

SF 104

DATE: 11/13/13
 DRAWN: J. B. BROWN
 CHECKED: J. B. BROWN
 PROJECT: CN 10038



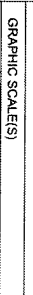
MEZZANINE FRAMING PLAN -
 AREA E

SF 106

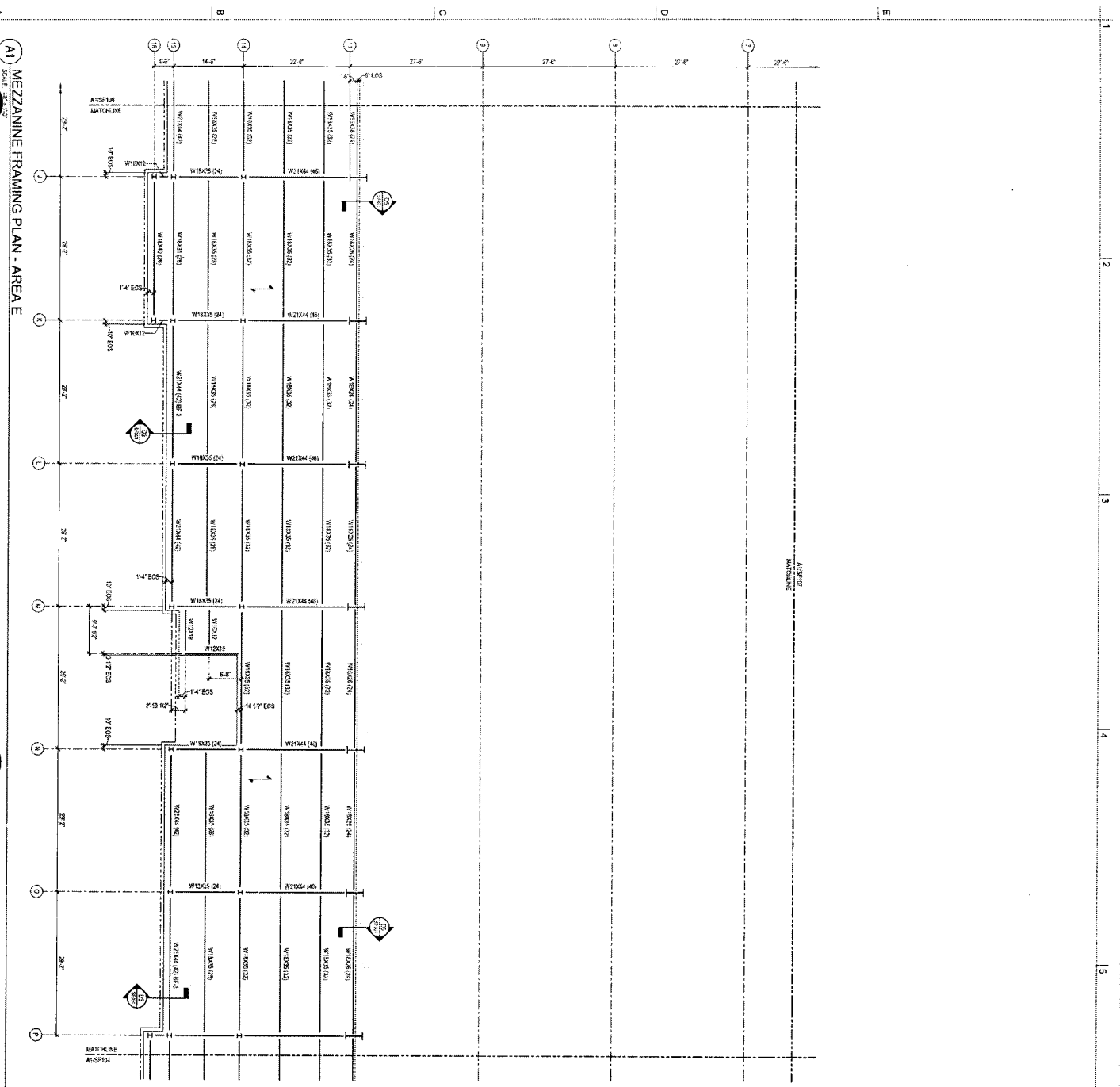
DATE PLOTTED: 11/21/13
 PLOT SCALE: 1/8" = 1'-0"
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO: CN 10038

- PLAN NOTES**
1. COF OF SECOND FLOOR SLAB ELEVATION IS (+)8.21 UNLESS OTHERWISE NOTED.
 2. FLOOR CONSTRUCTION IS 1" OF GYP. BOARD OVER 2" OF CONCRETE ON 2" OF REINFORCING BARS WITH A TOTAL SLAB THICKNESS OF 4.21".
 3. REFER TO SIBS WITH DRAWING SET 17001 THROUGH 17005 FOR COF OF SLAB AND OF STEEL ELEVATION OF SECOND FLOOR FRAMING IN (+)8.21 FT.
 4. THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.

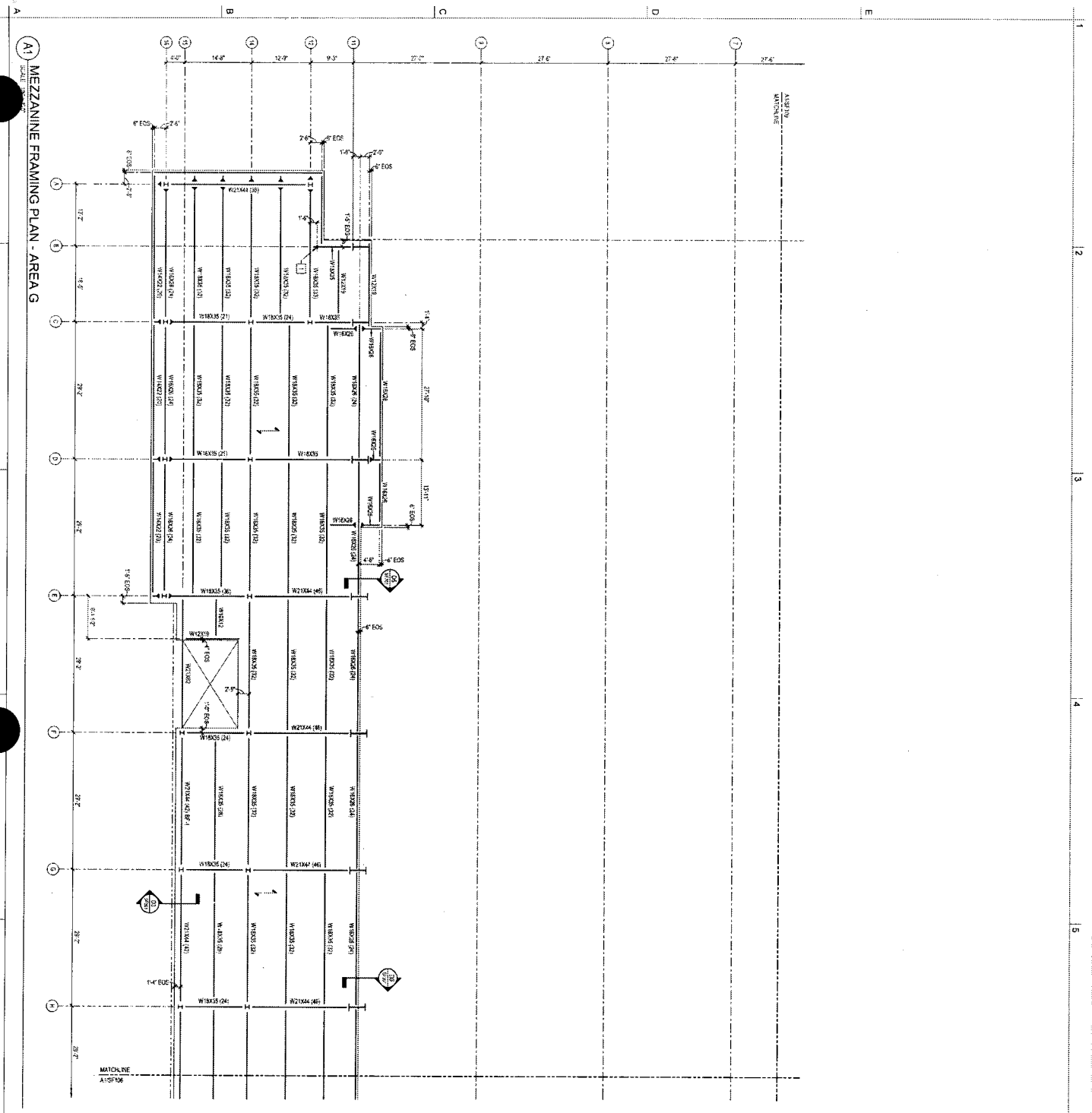
KEY NOTES



GRAPHIC SCALE(S)



A1 MEZZANINE FRAMING PLAN - AREA E



A1 MEZZANINE FRAMING PLAN - AREA G

PLAN NOTES

- 1. TOP OF SECOND FLOOR SLAB ELEVATION IS 118 FT. UNLESS OTHERWISE NOTED.
- 2. FLOOR CONSTRUCTION IS 12" OF NORMAL WEIGHT CONCRETE ON 4" REINFORCING STEEL WITH A TOTAL SLAB THICKNESS OF 5.5 FT. FLOORING SLAB WITH 4022.2 PSI FLOOR FINISH IN BELOW TOP OF SLAB.
- 3. TOP OF STEEL ELEVATION FOR SECOND FLOOR FRAMING IS 118.2 FT. UNLESS OTHERWISE NOTED.
- 4. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

KEY NOTES

- 1. REVISION COLUMN #

GRAPHIC SCALES



HISTORIC THRUWAY INC. FACILITIES AUTHORITY

**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**

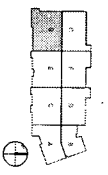
200 W. BROADWAY
WILLIAMSBURG, VA 23188
757.335.5200

CLARK Nexsen
ARCHITECTS
500 S. BRADY STREET
FREDERICKSBURG, VA 22405
757.546.3300

GTI
Guernsey/Tinple
ARCHITECTS
1001 COMMONWEALTH AVENUE
SPRINGFIELD, VA 22154
757.546.3300

m.e.b.
MECHANICAL
ELECTRICAL
BUILDING
DESIGNERS
1001 COMMONWEALTH AVENUE
SPRINGFIELD, VA 22154
757.546.3300

ISSUED: 03/2013
**55% COMPREHENSIVE
AS-BUILT DOCUMENTS**



**MEZZANINE FRAMING PLAN -
AREA G**

SF 108

DATE: 03/2013
DRAWN: [Name]
CHECKED: [Name]
PROJECT: [Name]
CN 10038

1 2 3 4 5 6

PLAN NOTES

METRIC RANGE INC. PAPERES ADMINISTRATIVE
**WILLAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1000 WEST 10TH AVENUE
 DENVER, CO 80202

CLARKNEXSEN
 ARCHITECTURE INTERIORS
 3200 WEST 10TH AVENUE, SUITE 200
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 www.clarknexsen.com

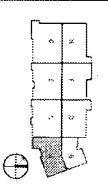
GuernseyTringle
 ARCHITECTURE
 1000 WEST 10TH AVENUE, SUITE 200
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 www.guernseytringle.com

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 ARCHITECTURE
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 DENVER, CO 80202
 www.meb.com

CONSTRUCTION SET

KEY NOTES

NOTES:
 1. REFER TO 30%
 2. 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



GIRT FRAMING PLAN - AREA A

SF 110

GRAPHIC SCALES)

1/8" = 1'-0" 1/4" = 1'-0"

(A1) GIRT FRAMING PLAN - AREA A

SCALE: 1/8" = 1'-0"



14'-0" 7'-6" 9'-5" 9'-5" 9'-07" 13'-0" 27'-0" 27'-0" 27'-0" 27'-0"

ASSEMBLY MATCHLINE

GIRTS TO BE SPACED AT 12'-0" ON CENTER FROM GIRT 1 TO GIRT 6

1 2 3 4 5

PLAN NOTES

NOTICE: INACCURATE FIELD FEATURES APPLICABLE TO THIS PLAN.
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 10000 WILLIAMSBURG AVENUE
 WILLIAMSBURG, VA 23187

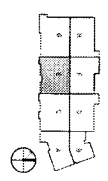
CLARK Nexsen
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 1000 MARKET STREET, SUITE 1400
 RICHMOND, VA 23297
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 FAX: 804.771.1001
 www.clarknexsen.com

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m.e.b.
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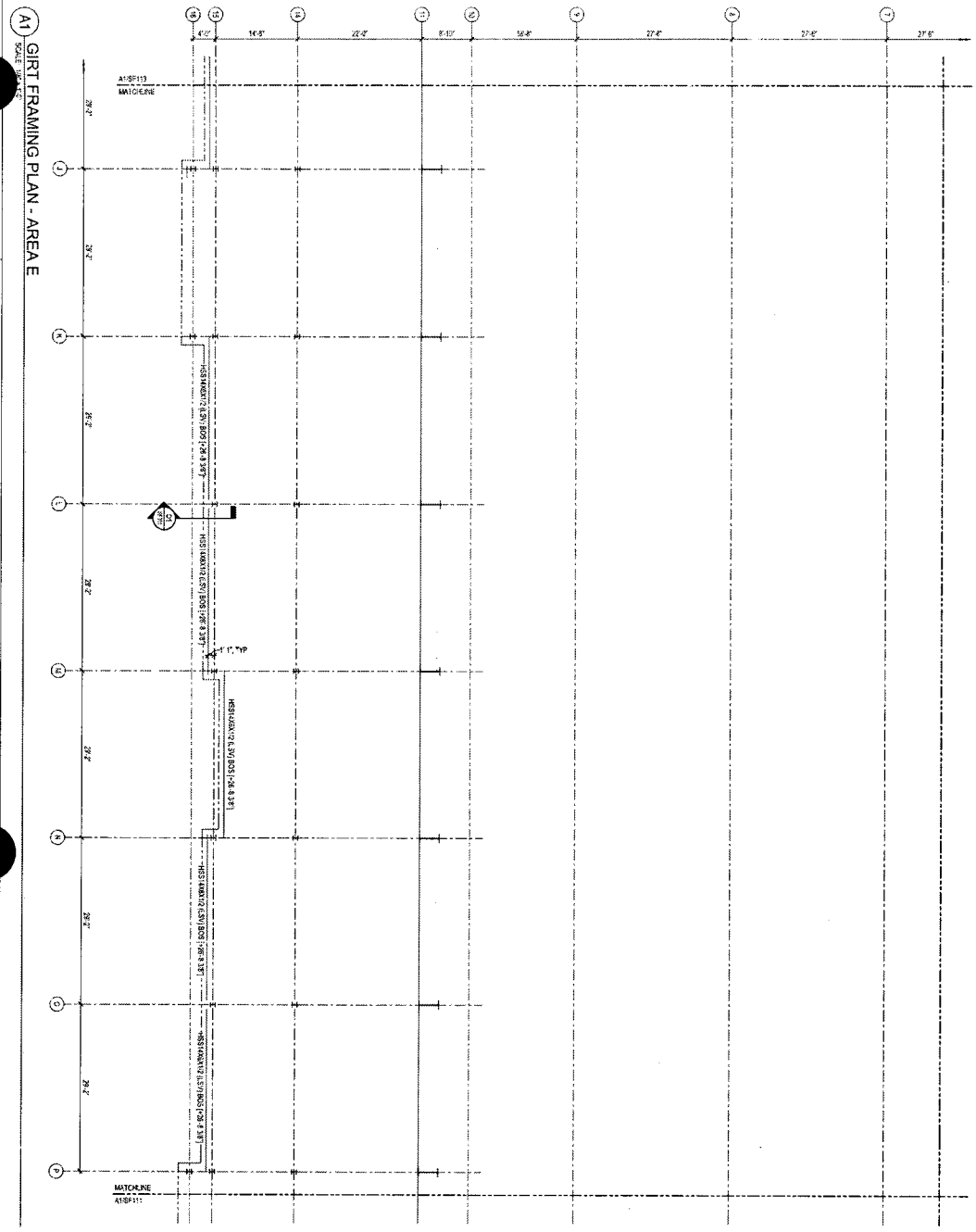
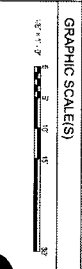
KEY NOTES

Revised: 04/2013
35% COMPREHENSIVE
AGREEMENT DOCUMENTS

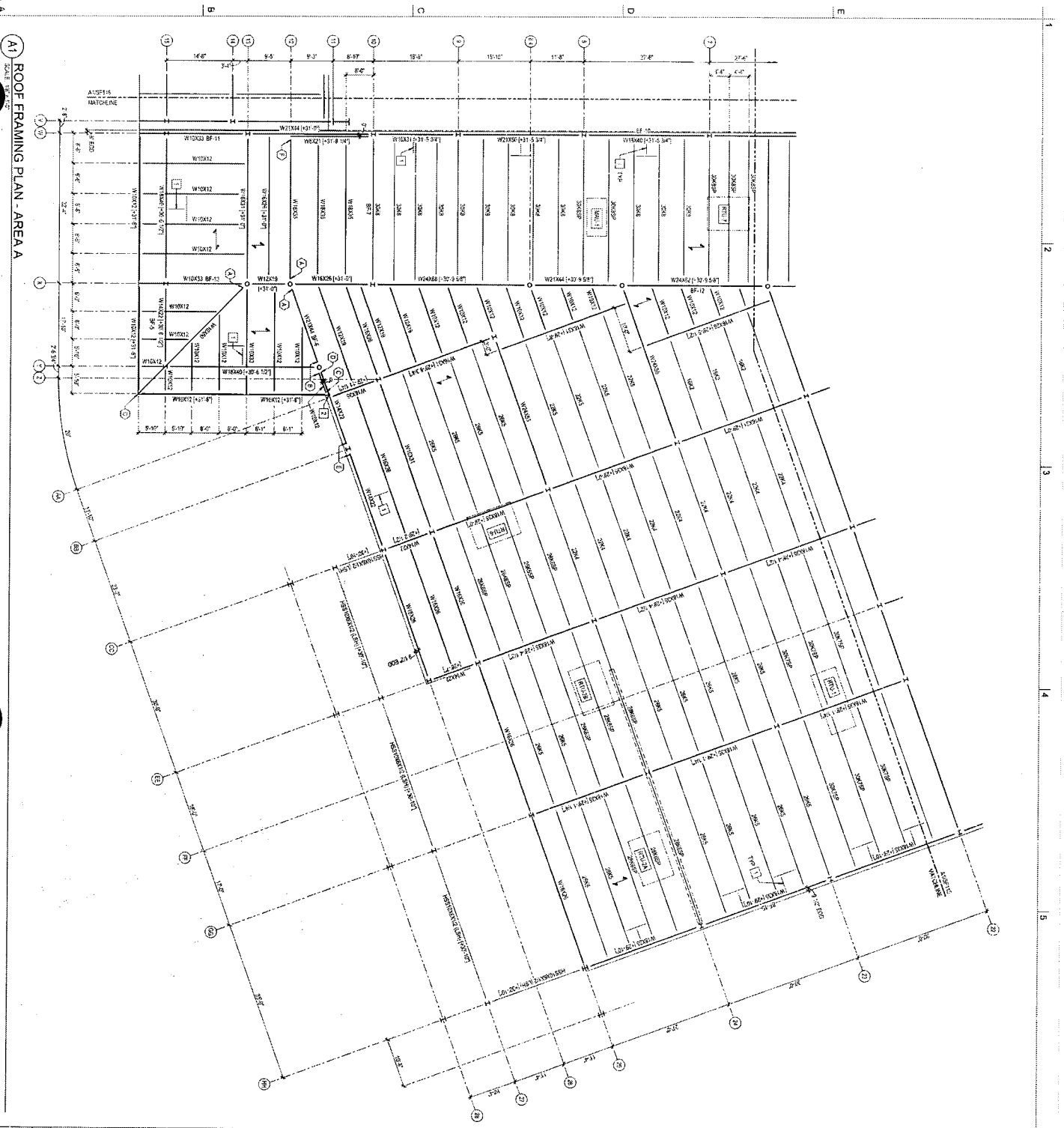


GIRT FRAMING PLAN - AREA E

SF112



(A1) GIRT FRAMING PLAN - AREA E



A1 ROOF FRAMING PLAN - AREA A

PLAN NOTES

1. ALL STEEL CONNECTIONS SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL.
2. TOP OF STEEL ELEVATIONS ARE NOTED IN THIS PLAN.
3. TOP OF STEEL ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
4. STEEL JOISTS ARE TO BE SPACED BETWEEN CONNECTIVE COLUMNS IN ACCORDANCE WITH THE AISC STEEL CONSTRUCTION MANUAL.
5. CONNECTIONS SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

KEY NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SPOT ELEVATIONS

- A TOP OF STEEL ELEVATION - 100'-0"
- B TOP OF STEEL ELEVATION - 100'-0"
- C TOP OF STEEL ELEVATION - 100'-0"
- D TOP OF STEEL ELEVATION - 100'-0"
- E TOP OF STEEL ELEVATION - 100'-0"
- F TOP OF STEEL ELEVATION - 100'-0"
- G TOP OF STEEL ELEVATION - 100'-0"
- H TOP OF STEEL ELEVATION - 100'-0"

GRAPHIC SCALES



MEMORIC THROUGH FACILITIES AUTHORITY
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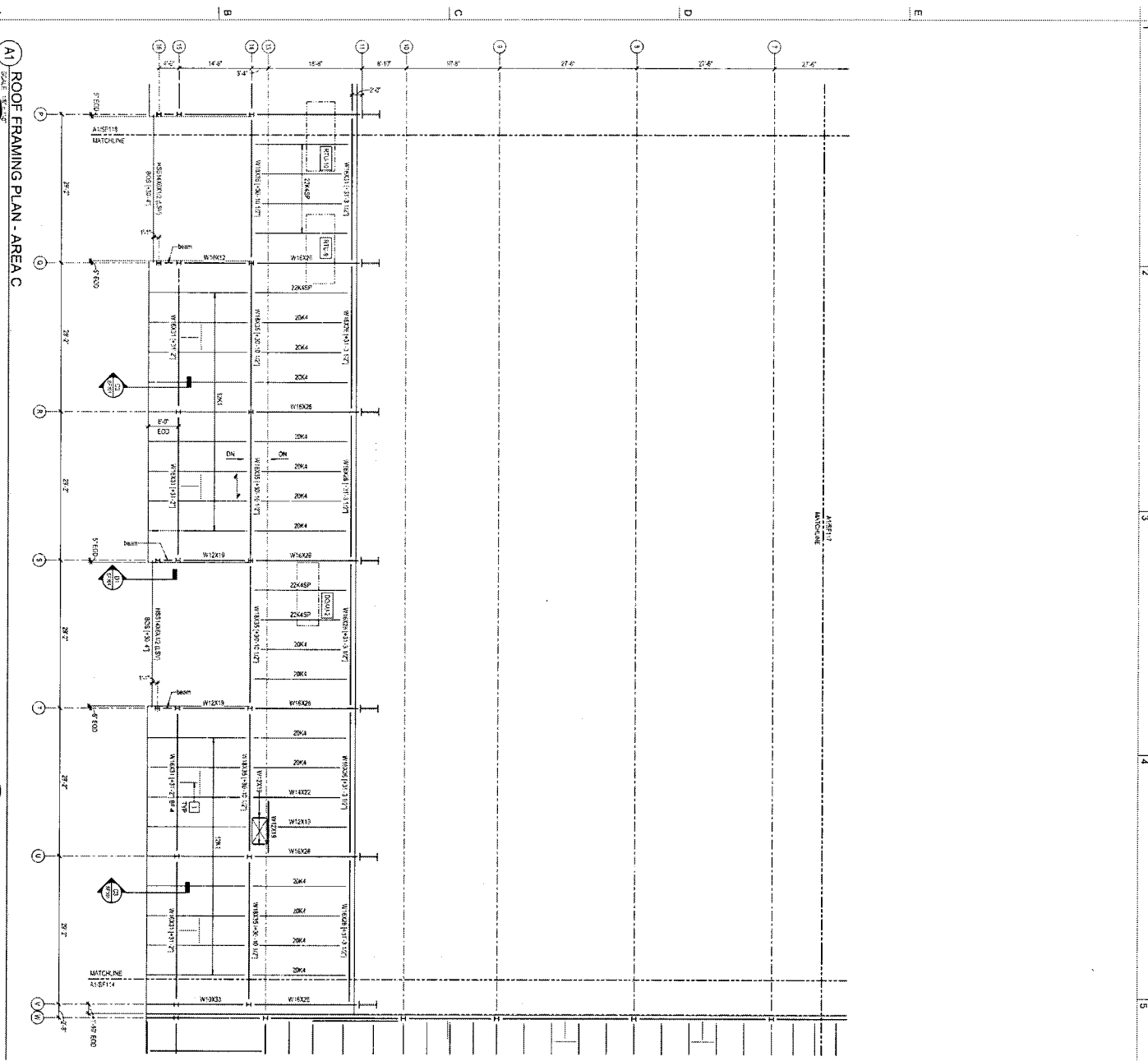
m.e.b.

November 30, 2023
**35% COMPREHENSIVE
 AGREEMENT DOCUMENTS**

ROOF FRAMING PLAN - AREA A

SF 114

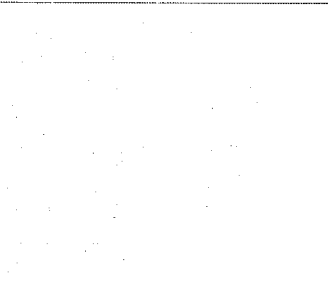
CN 10038



A1 ROOF FRAMING PLAN - AREA C

- PLAN NOTES**
- 1. DIMENSIONS OF STEEL JOIST DECK, GIRDERS, STIFFENERS, AND MEMBERS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 2. TOP OF STEEL ELEVATIONS ARE NOTED UNLESS OTHERWISE NOTED.
 - 3. TOP OF STEEL ELEVATIONS ARE NOTED UNLESS OTHERWISE NOTED.
 - 4. STEEL JOIST DECK SHALL BE 1/4\"/>

- KEY NOTES**
- 1. ALL DIMENSIONS REFER TO TYPICAL DETAIL ON SHEET SF20.



HETEROGENEOUS FACILITIES AUTHORITY
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 100 WILLIAMSBURG BOULEVARD
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 300 S. BROAD ST., SUITE 1200
 RICHMOND, VA 23220
 (804) 648-1234

GuemseyTingle
 100 S. MAIN ST., SUITE 100
 WILLIAMSBURG, VA 23185
 (757) 662-1234

m.e.b.
 100 S. MAIN ST., SUITE 100
 WILLIAMSBURG, VA 23185
 (757) 662-1234

NO. _____

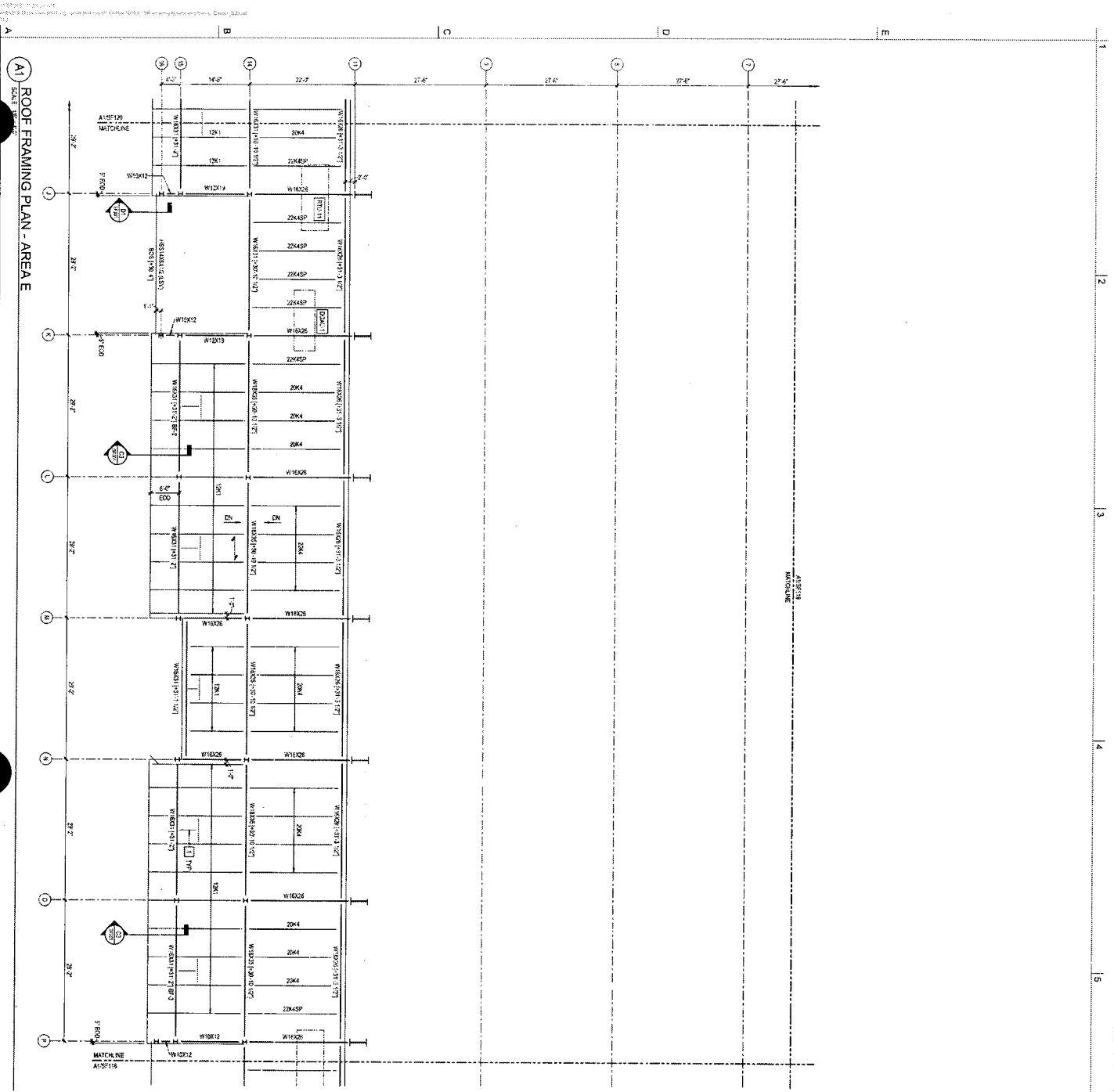
DATE: _____

ROOF FRAMING PLAN - AREA C

SF116

GRAPHIC SCALES
 1/8" = 1' - 0"
 1/4" = 1' - 0"
 1/2" = 1' - 0"
 3/4" = 1' - 0"

CN 10038



A1 ROOF FRAMING PLAN - AREA E
SCALE: AS SHOWN

PLAN NOTES

1. ROOF CONSTRUCTION IS 1 1/2" DEEP STEEL JOIST ROOF JOIST, ROOF JOIST 5" TYPE 502 PER NATIONAL INTERPRETATION TO STEEL JOIST SPEC ON SHEET 502 PER NATIONAL INTERPRETATION.
2. TOP OF STEEL DECK SHALL BE 10' 0" ABOVE FINISH FLOOR LEVEL.
3. STEEL JOIST LAYOUTS ARE NOTED THIS SHEET.
4. BRACKET FRAMES ARE NOTED THIS SHEET TO SHEET SF118 AND SF102.
5. ROOF FRAMING SHALL BE PER THE DETAIL ON SHEET SF102.
6. EXTRA JOIST REQUIRED TO SUPPORT ROOF SHALL BE SHOWN ON SHEET SF102.
7. ROOF JOIST LAYOUT IS SHOWN ON SHEET SF102.
8. CONTRACTOR VERIFY ASST DIMENSIONS AT JOIST CONNECTIONS WITH ARCHITECTURAL DRAWINGS AND DETAIL ON SHEET SF102.
9. REFER TO SHEET SF102 FOR JOIST SUPPORT AND DETAIL ON SHEET SF102.
10. REFER TO SHEET SF102 FOR JOIST SUPPORT AND DETAIL ON SHEET SF102.

KEY NOTES

1. BOTTOM FLANGE BRACING REFER TO TYPICAL DETAIL ON SHEET SF102

GRAPHIC SCALES



NOTICE: TRADES MUST INCLUDE MATERIALS WILLIAMSBURG SPORTS AND EVENTS CENTER

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NO. 308 33 333
33% COMPREHENSIVE
AGREEMENT DOCUMENTS



SF118

NO. 308 33 333
CN 10038



- PLAN NOTES**
1. ROOF CONSTRUCTION IS 1/2\"/>

KEY NOTES

1. BEYOND FRAME DIMENSIONS REFER TO TYPICAL DETAIL ON SHEET SF202

GRAPHIC SCALES

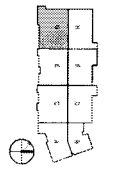
HISTORIC THINKLAB FACILITIES AUTHORITY
**WILLAMSBURG
 SPORTS AND EVENTS
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 1000 EAST BROAD STREET
 RICHMOND, VA 23219

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 415 WEST CHURCH STREET, FLOOR
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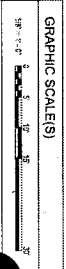
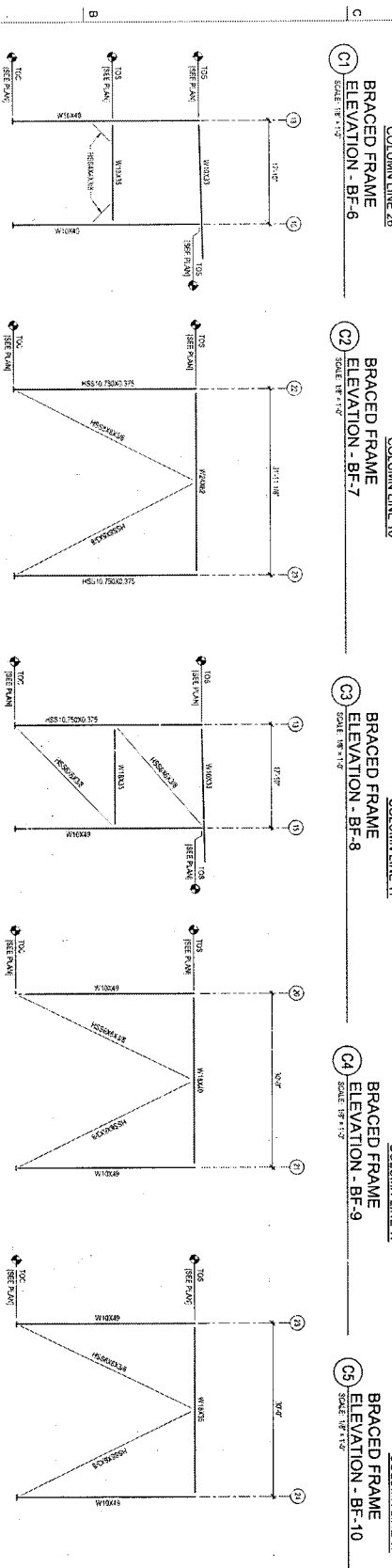
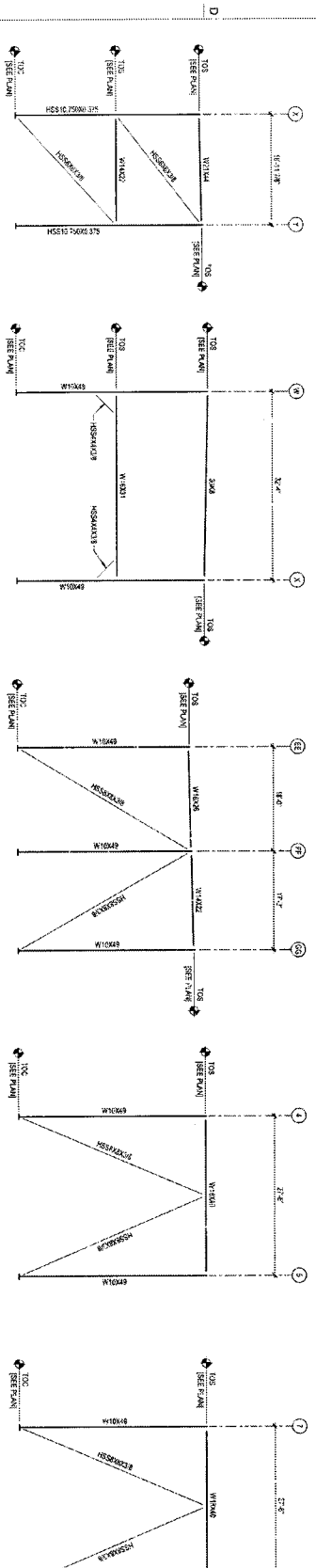
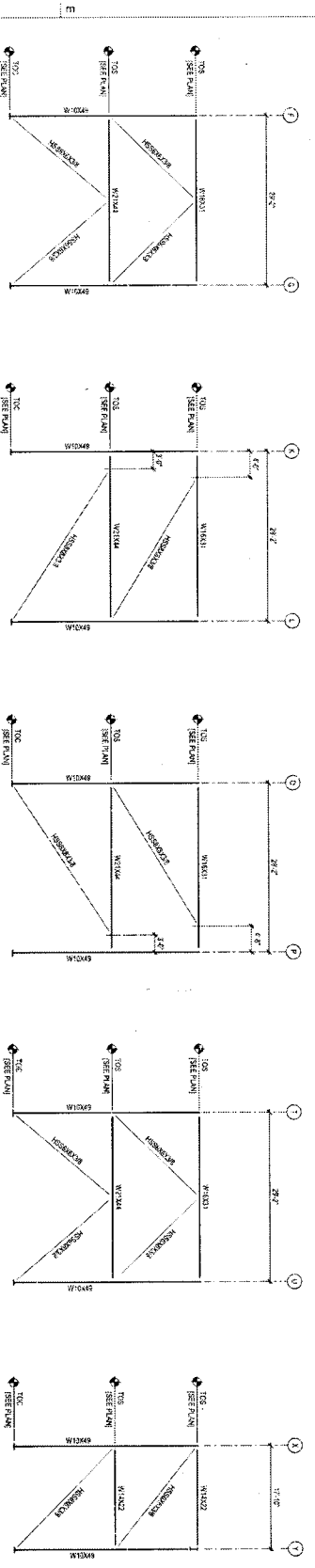
NOVEMBER 18, 2019
**50% COMPREHENSIVE
 AGREEMENT DOCUMENTS**



ROOF FRAMING PLAN - AREA G

SF120

DATE PLOTTED: 11/18/19
 DATE PRINTED: 11/18/19
 SHEET NUMBER: CN 10038



ARCHITECTURAL PROJECT FACILITY ARCHITECT
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 RICHMOND, VA 23220
 (804) 644-1100

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 RICHMOND, VA 23220
 (804) 644-1100

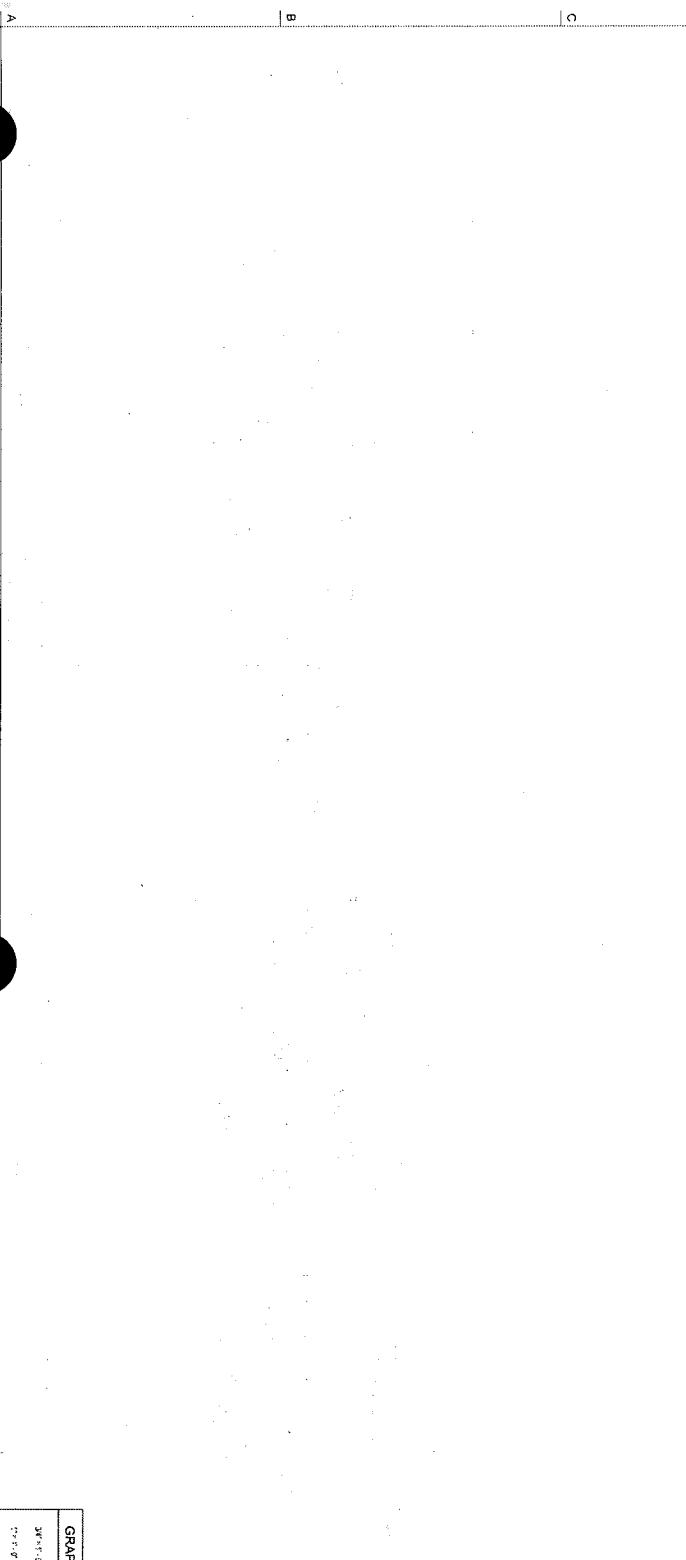
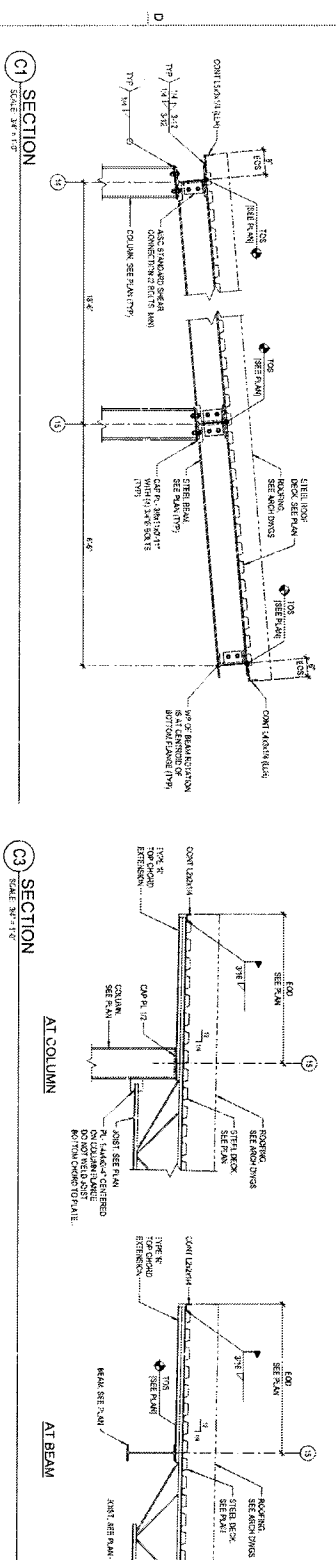
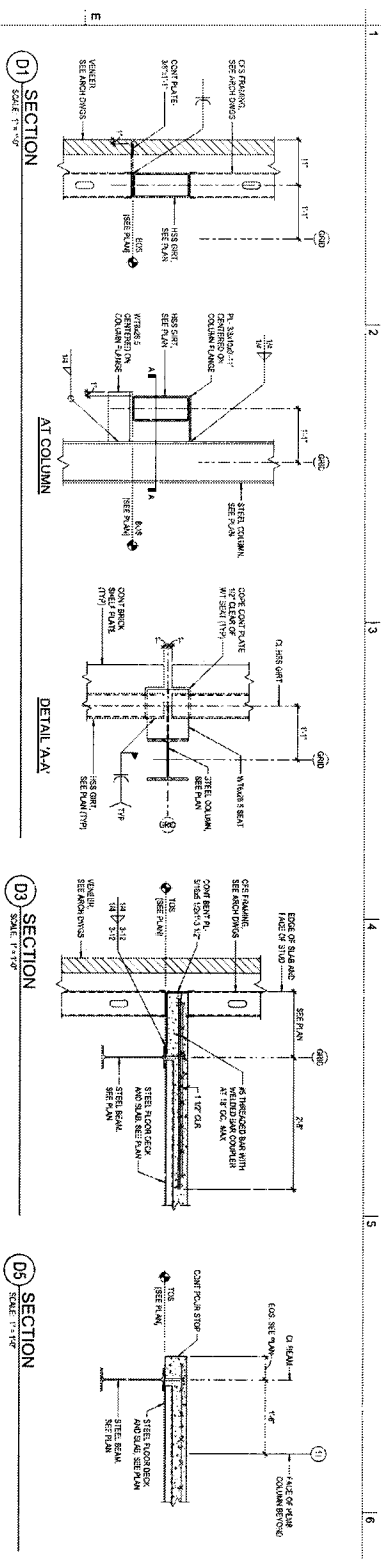
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 RICHMOND, VA 23220
 (804) 644-1100

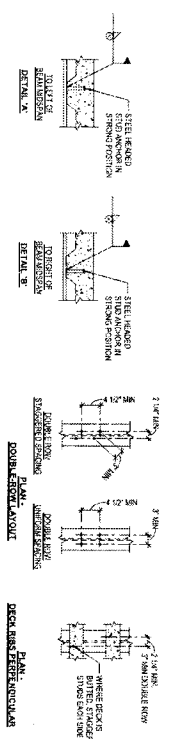
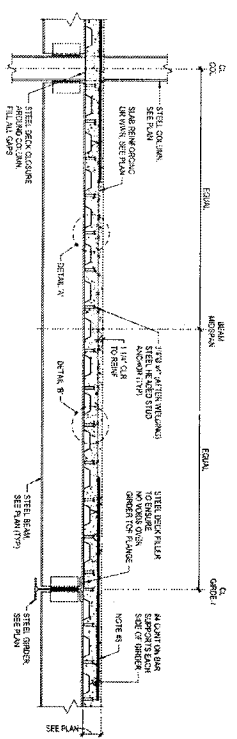
NOVEMBER 29, 2011
**95% COMPREHENSIVE
 AGREEMENT DOCUMENTS**

FRAMING SECTIONS

SF301

CN 10038





COMPOSITE FLOOR CONSTRUCTION NOTES

- REFER TO STEEL DECK MANUFACTURER'S STEEL DECK SPECIFICATIONS AND PRODUCT DATA SHEET FOR ALL DIMENSIONS AND TOLERANCES OF STEEL DECK.
- CONCRETE SHALL BE PLACED AND FINISHED TO THE TOP OF THE STEEL DECK.
- REINFORCEMENT SHALL BE PLACED AND TIED TO THE STEEL DECK BEFORE CONCRETE IS PLACED.
- ALL REINFORCEMENT SHALL BE PLACED AND TIED TO THE STEEL DECK BEFORE CONCRETE IS PLACED.
- ALL REINFORCEMENT SHALL BE PLACED AND TIED TO THE STEEL DECK BEFORE CONCRETE IS PLACED.
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- ALL REINFORCEMENT SHALL BE PLACED AND TIED TO THE STEEL DECK BEFORE CONCRETE IS PLACED.

STEEL HEADED STUD ANCHOR LAYOUT NOTES

PROVIDE THE TOTAL NUMBER OF STEEL HEADED STUD ANCHORS INDICATED IN THE PLAN AND SECTION VIEWS. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

1. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

2. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

3. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

4. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

5. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

6. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

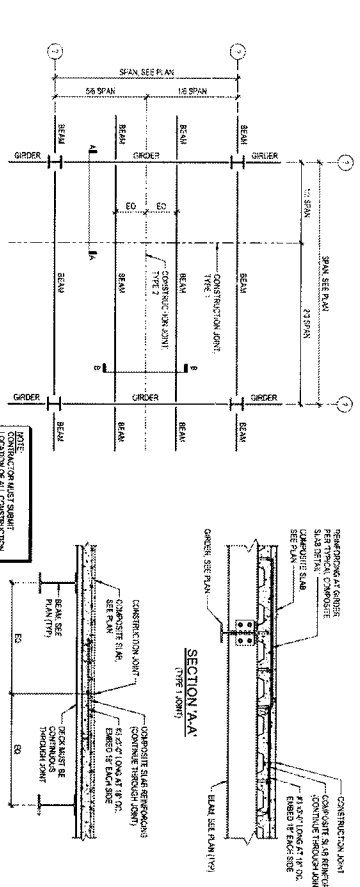
7. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

8. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

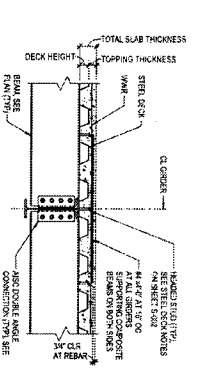
9. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

10. THE ANCHORS SHALL BE PLACED IN THE CENTER OF THE STUDS SPACING ON BOTH SIDES OF THE STUDS.

D1 TYPICAL COMPOSITE SLAB DETAIL
NOT TO SCALE



B1 TYPICAL CONSTRUCTION JOINTS IN COMPOSITE DECK
NOT TO SCALE



B4 TYPICAL COMPOSITE BEAM-TO-GIRDER CONNECTION AND SLAB REINFORCING
NOT TO SCALE

HISTORIC THROUGH THE FACILITIES AUTHORITY
WILLIAMSBURG SPORTS AND EVENTS CENTER

CLARK Nexsen

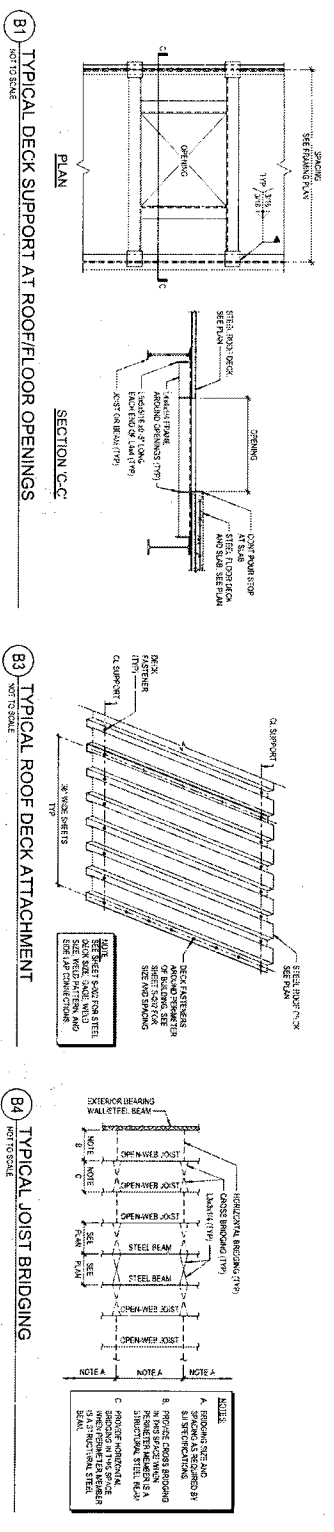
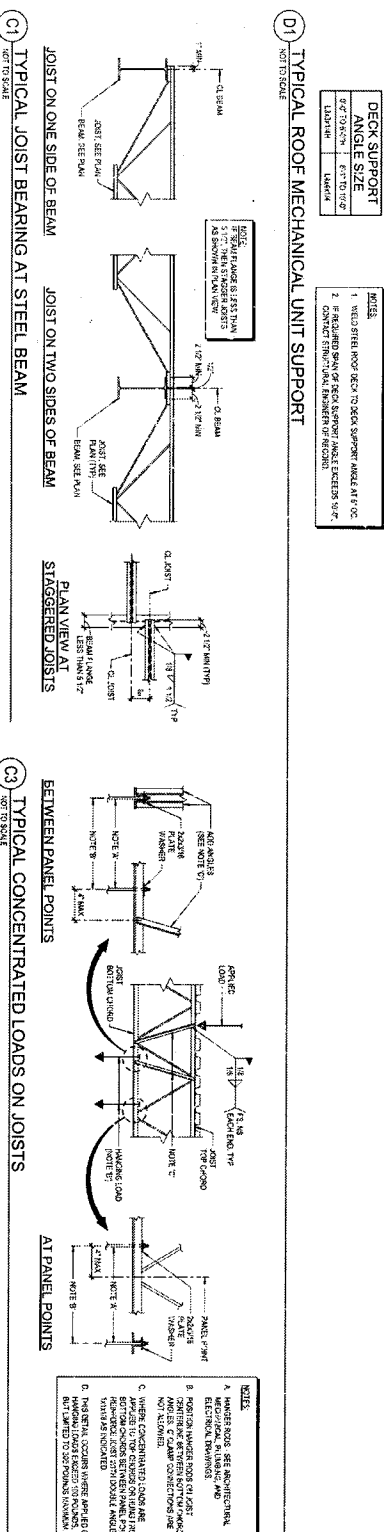
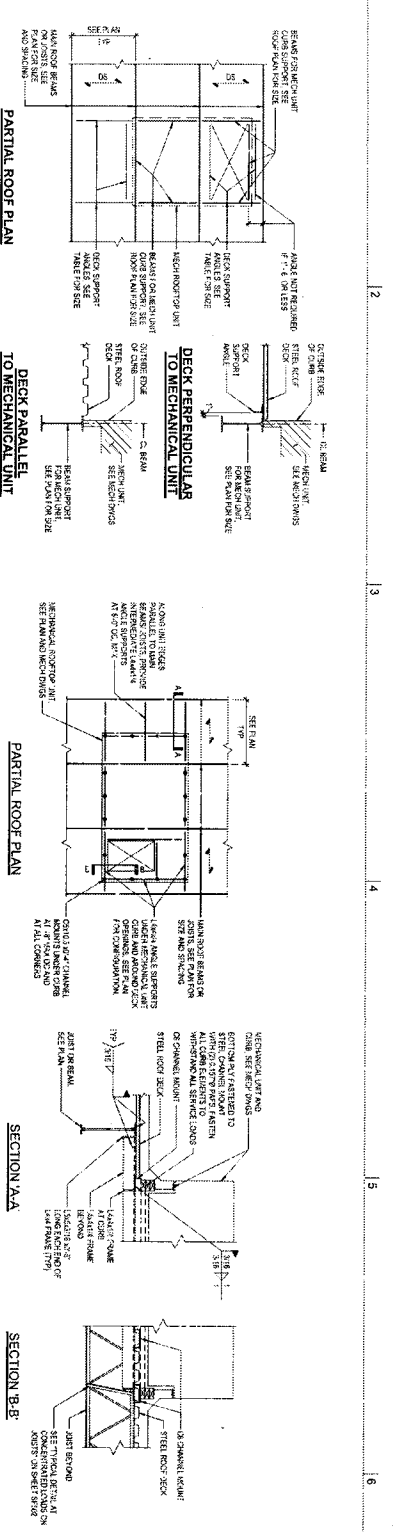
Guernsey/Tingle

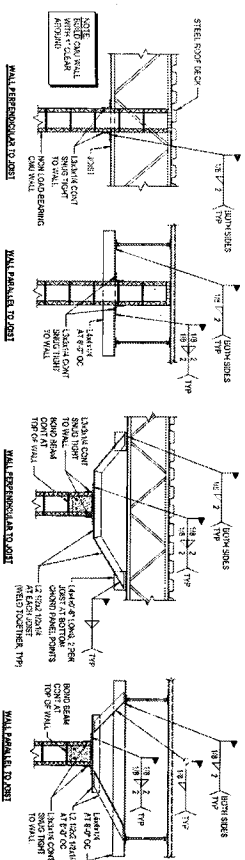
m.e.b.

DATE: 08/20/2013
36% COMPREHENSIVE AGREEMENT DOCUMENTS

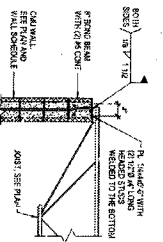
SF501

ON 10038





D1 TYPICAL NON-BEARING CMU WALL BRACING
NOT TO SCALE



D4 TYPICAL JOIST BEARING
AT CMU WALL
NOT TO SCALE

INDIANAPOLIS PUBLIC UTILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1000 EAST 10TH AVENUE
 INDIANAPOLIS, IN 46202

CLARK Nexsen

GuernseyTingle

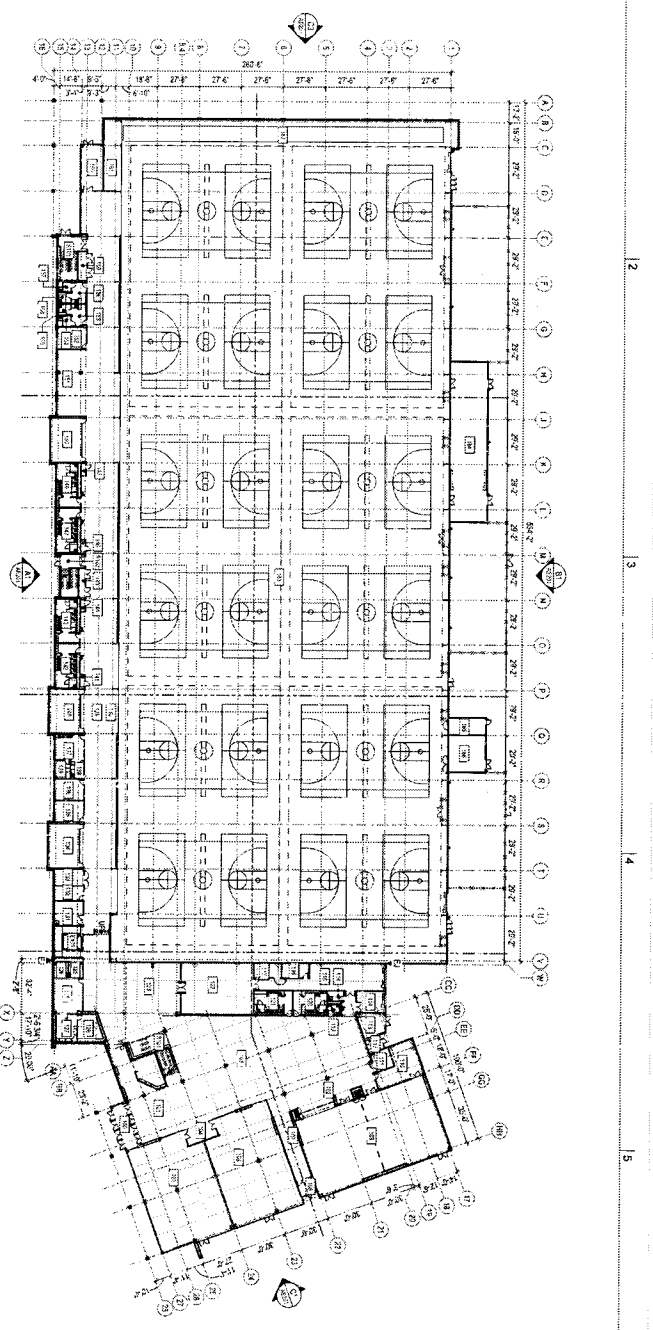
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NOVEMBER 20, 2013
 5% COMPREHENSIVE
 AGREEMENT DOCUMENTS

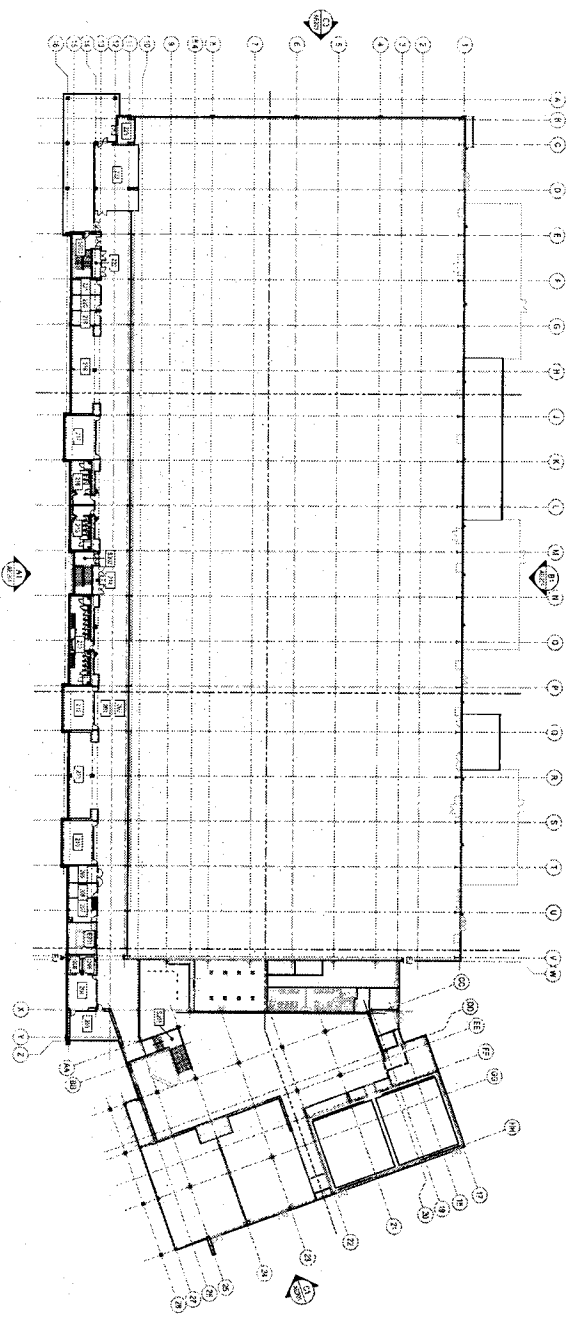
TYPICAL MASONRY DETAILS

SF602

CM 10038



C1 LEVEL 1 - OVERALL PLAN
SCALE: 1/8" = 1'-0"



A1 MEZZANINE - OVERALL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

HISTORIC BRUNNEN INC. FACILITIES AUTHORITY
WILLIAMSBURG SPORTS AND EVENTS CENTER
10100 BRUNNEN DRIVE
WILLIAMSBURG, VA 23185

CLARK Nexsen
ARCHITECTS PLLC
1000 COMMONWEALTH BLVD. SUITE 200
RICHMOND, VA 23260
703.620.1000
www.clarknexsen.com

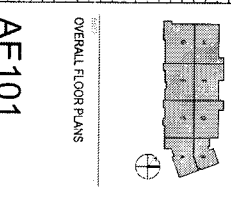
GuernseyTingle
ARCHITECTS
1000 COMMONWEALTH BLVD. SUITE 200
RICHMOND, VA 23260
703.620.1000
www.guernseytingle.com

m.e.b.
MECHANICAL, ELECTRICAL, & BUILDING SYSTEMS
1000 COMMONWEALTH BLVD. SUITE 200
RICHMOND, VA 23260
703.620.1000
www.meb.com

ROOM SCHEDULE

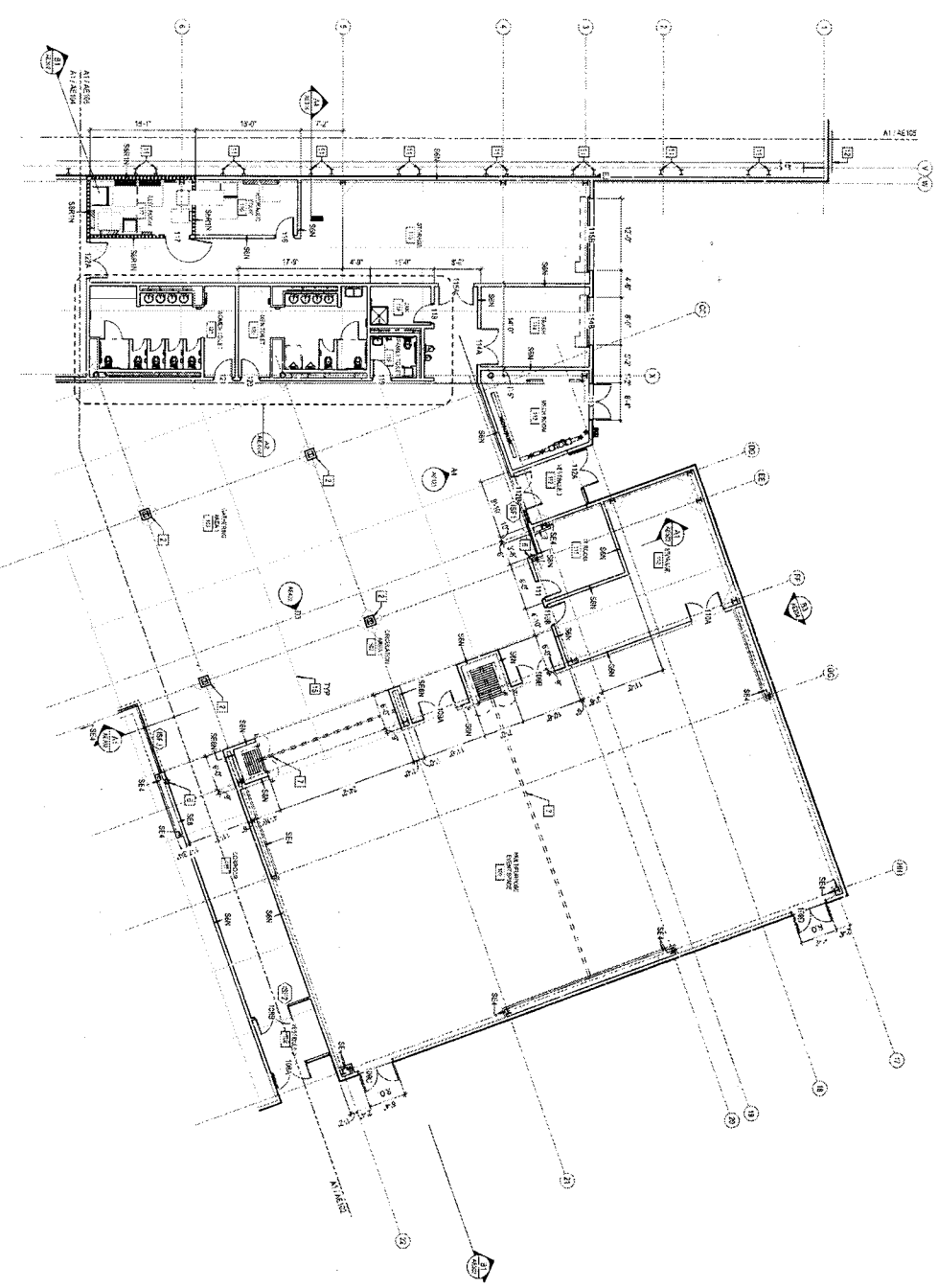
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FLOOR	1	103	CONFERENCE ROOM 2
FLOOR	1	104	CONFERENCE ROOM 3
FLOOR	1	105	CONFERENCE ROOM 4
FLOOR	1	106	CONFERENCE ROOM 5
FLOOR	1	107	CONFERENCE ROOM 6
FLOOR	1	108	CONFERENCE ROOM 7
FLOOR	1	109	CONFERENCE ROOM 8
FLOOR	1	110	CONFERENCE ROOM 9
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FLOOR	1	199	CONFERENCE ROOM 98
FLOOR	1	200	CONFERENCE ROOM 99
FLOOR	1	201	CONFERENCE ROOM 100

GRAPHIC SCALES



AE101

DATE: 08/14/2013
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: WILLIAMSBURG SPORTS AND EVENTS CENTER
SHEET: CN 10038



A1 LEVEL 1 FLOOR PLAN - AREA B
SCALE 1/8" = 1'-0"

6 GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH UNLESS A FACE OF FINISH IS SPECIFICALLY NOTED.
2. ALL INTERFERENCES ARE TO BE RESOLVED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. REFER TO SHEET 1001 FOR THE PARTITION SCHEDULES. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SCHEDULES.
4. ALL DIMENSIONS TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
5. REFER TO SHEET 1002 FOR THE PARTITION SCHEDULES. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SCHEDULES.
6. REFER TO SHEET 1003 FOR THE PARTITION SCHEDULES. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SCHEDULES.

7 KEY NOTES

1. BRICK SILENT UNDER FINISH
2. METAL STUD CLADDING WALL WITH GRANULATED WOOD SHODGE FINISH
3. RECEPTION AREA
4. LOBBY AND WAITING AREA
5. SERVICE ENTRANCE FROM STAIRWELL CABINET
6. SERVICE ENTRANCE FROM STAIRWELL CABINET
7. SERVICE ENTRANCE FROM STAIRWELL CABINET
8. SERVICE ENTRANCE FROM STAIRWELL CABINET
9. SERVICE ENTRANCE FROM STAIRWELL CABINET
10. SERVICE ENTRANCE FROM STAIRWELL CABINET
11. SERVICE ENTRANCE FROM STAIRWELL CABINET
12. SERVICE ENTRANCE FROM STAIRWELL CABINET
13. SERVICE ENTRANCE FROM STAIRWELL CABINET
14. SERVICE ENTRANCE FROM STAIRWELL CABINET
15. SERVICE ENTRANCE FROM STAIRWELL CABINET
16. SERVICE ENTRANCE FROM STAIRWELL CABINET

8 RATED PARTITION LEGEND

CONSTRUCTION	TYPE
---	ONE HOUR FIRE RATING

9 GRAPHIC SCALES



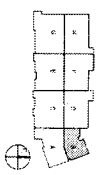
HYDRA-FINANCE, INC. PROJECT MANAGER
WILLIAMSBURG SPORTS AND EVENTS CENTER
3000 WILSON AVENUE
WILLIAMSBURG, VA 23185

CLARK Nexsen
601 SOUTH MAIN STREET, SUITE 200
WILLIAMSBURG, VA 23185
703.661.1234

Guernsey/Tingle
1000 WILSON AVENUE, SUITE 200
WILLIAMSBURG, VA 23185
703.661.1234

mab
1000 WILSON AVENUE, SUITE 200
WILLIAMSBURG, VA 23185
703.661.1234

DATE: NOVEMBER 28, 2023
35% COMPREHENSIVE AGREEMENT DOCUMENTS

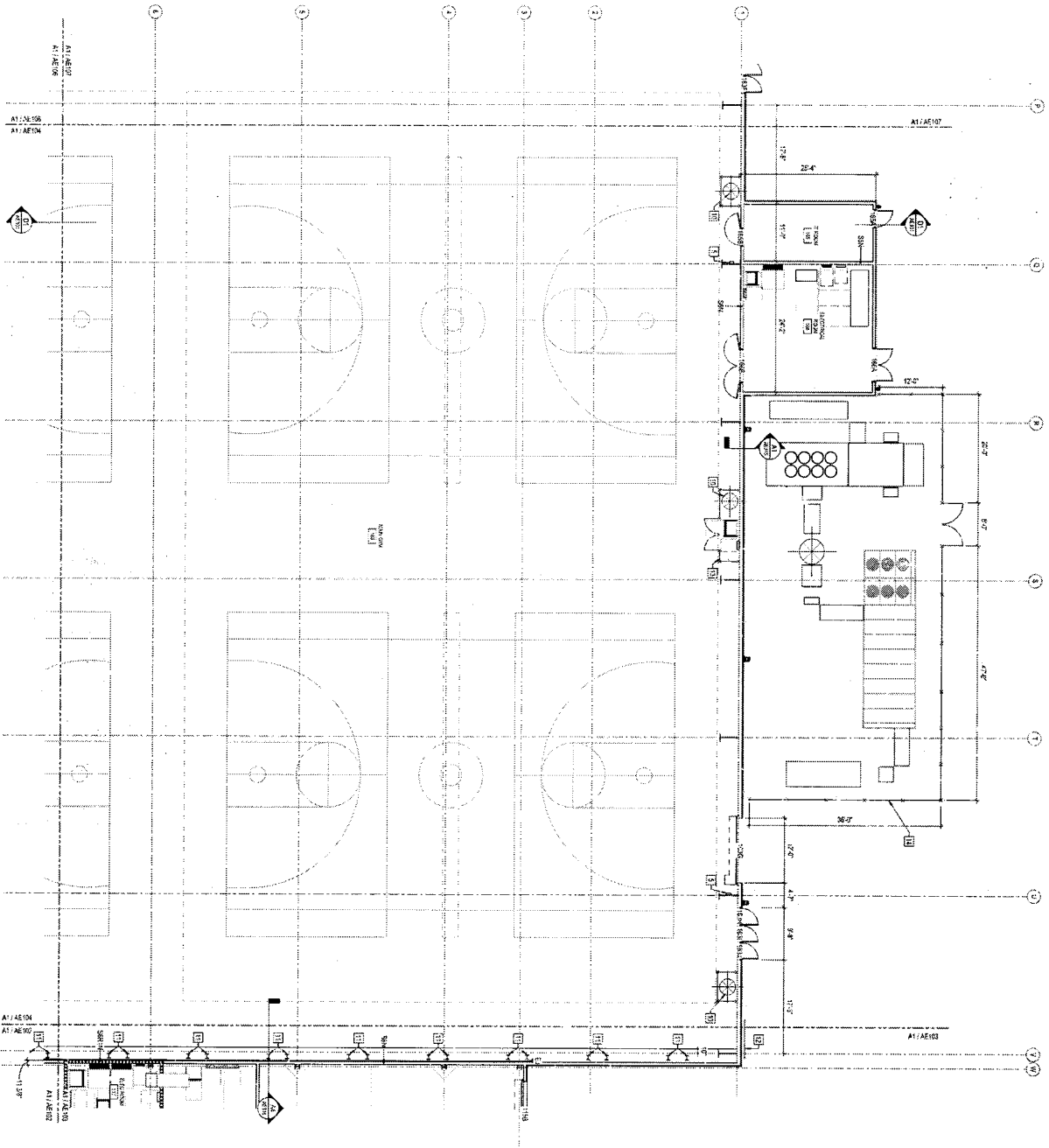


LEVEL 1 FLOOR PLAN - AREA B

AE103

DATE: NOVEMBER 28, 2023
PROJECT: WILLIAMSBURG SPORTS AND EVENTS CENTER
DRAWING: LEVEL 1 FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"
DRAWN BY: CN 10038

A1 LEVEL 1 FLOOR PLAN - AREA D
SCALE 1/8" = 1'-0"



GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE OF PARTITION ASSEMBLY IS INDICATED BY A DASHED LINE.
2. ALL UNLESS OTHERWISE NOTED, FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE AND IS EXCLUSIVE OF ANY PRICED WORK.
3. REFER TO THE PLAN FOR THE PARTITION SYSTEMS. ALL INTERIOR PARTITIONS SHALL BE 1/2" Gypsum Board on 2x4 Stud.
4. ALL PARTITIONS TO BE INSTALLED SHALL BE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. REFER TO THE PARTITION SYSTEMS SCHEDULE FOR ALL INTERIOR PARTITION SYSTEMS. ALL PARTITIONS SHALL BE INSTALLED WITH 1/2" Gypsum Board on 2x4 Stud.
6. REFER TO THE PARTITION SYSTEMS SCHEDULE FOR ALL INTERIOR PARTITION SYSTEMS. ALL PARTITIONS SHALL BE INSTALLED WITH 1/2" Gypsum Board on 2x4 Stud.
7. REFER TO THE PARTITION SYSTEMS SCHEDULE FOR ALL INTERIOR PARTITION SYSTEMS. ALL PARTITIONS SHALL BE INSTALLED WITH 1/2" Gypsum Board on 2x4 Stud.
8. REFER TO THE PARTITION SYSTEMS SCHEDULE FOR ALL INTERIOR PARTITION SYSTEMS. ALL PARTITIONS SHALL BE INSTALLED WITH 1/2" Gypsum Board on 2x4 Stud.

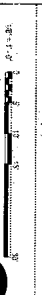
KEY NOTES

1. BRICK BEAT UNDER STAIRS
2. METAL STUD COLORADO WALL WITH SANITIZED MODULAR FINISH
3. RECEPTION DESK
4. CASE OF WARDROBE AREA
5. SURFACE MOUNTED FREE STANDING CABINET
6. SURFACE MOUNTED FREE STANDING CABINET
7. OPENABLE PARTITION SYSTEM (LUMINA) OPERATOR
8. SHOW BENCH, REFER TO THE FINISH SCHEDULE
9. TUBER DOWN ORIENT FAN FANS WITH SINKER BENCH
10. TUBER DOWN ORIENT FAN FANS WITH SINKER BENCH
11. TUBER DOWN ORIENT FAN FANS WITH SINKER BENCH
12. CASE KITCHEN
13. WELDED WIRE MESH ELECTRICAL PANEL ENCLOSURE (WIRE) AND TOP WITH WIRE MESH ACCESS PANELS
14. EXTERIOR 8' TALL FRAME ENCLOSURE WITH ACCESS GATE
15. CONTROL UNIT TYPE
16. PARTITION ACCESSIBLE THROUGH GYM IN NORTH CORNER OF NORTH WITH SINKER BENCH

RATED PARTITION LEGEND

PARTITION TYPE	DESCRIPTION
1	ONE HOUR FIRE RATING

GRAPHIC SCALES



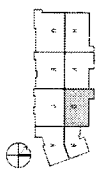
MECHANICAL, ELECTRICAL, PLUMBING
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
1000 WEST 10TH AVENUE
DENVER, CO 80202

CLARK Nexsen
ARCHITECTURE INTERIORS ENGINEERING
2000 WEST 10TH AVENUE
DENVER, CO 80202

GuernseyTingle
ARCHITECTURE INTERIORS ENGINEERING
2000 WEST 10TH AVENUE
DENVER, CO 80202

mab
MECHANICAL, ELECTRICAL, PLUMBING
ARCHITECTURE INTERIORS ENGINEERING
2000 WEST 10TH AVENUE
DENVER, CO 80202

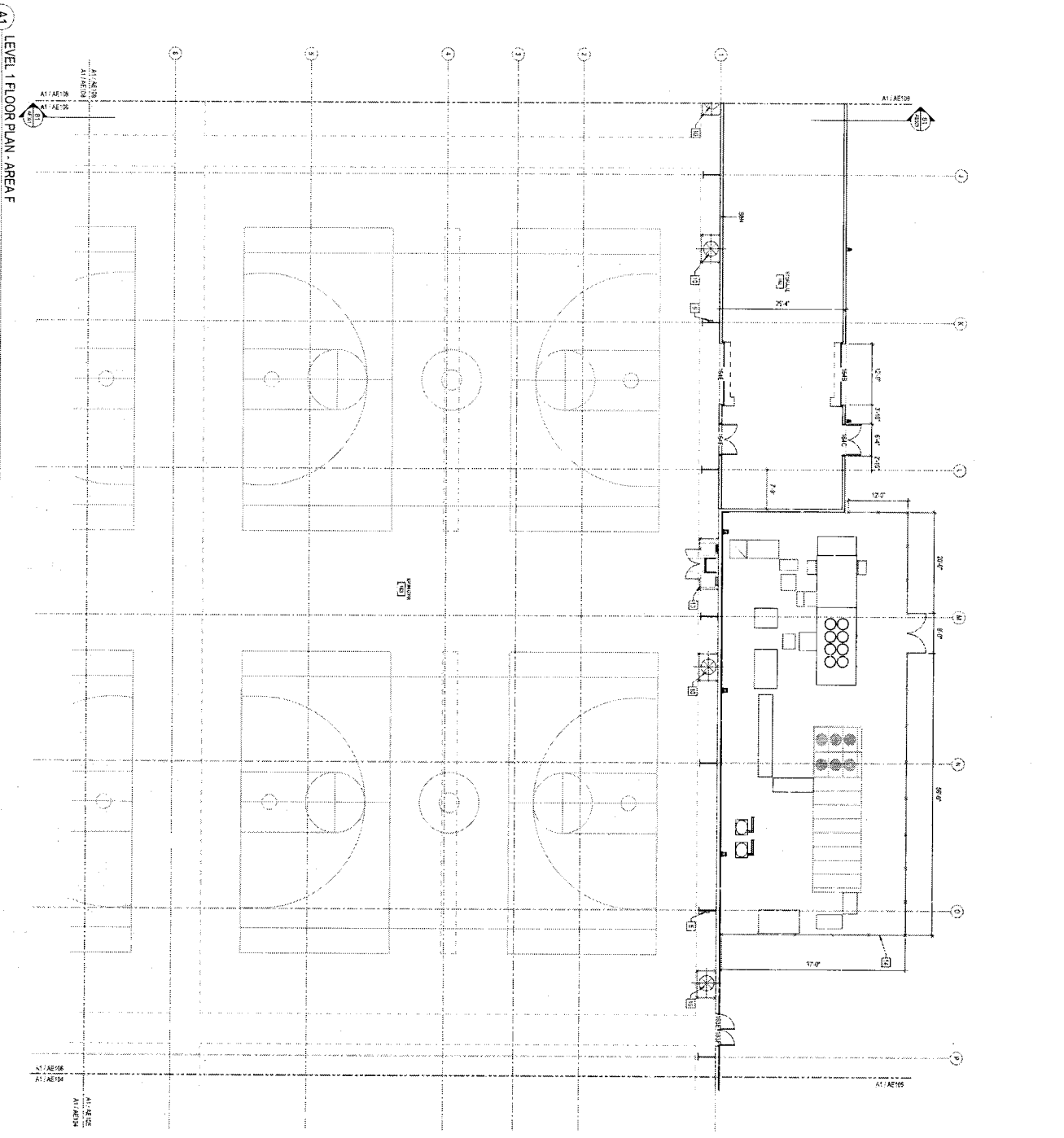
NOVEMBER 8, 2013
**35% COMPREHENSIVE
AGREEMENT DOCUMENTS**



LEVEL 1 FLOOR PLAN - AREA D

AE105

DATE: 11/15/13
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT NO.: CN 10038



A1 LEVEL 1 FLOOR PLAN - AREA F

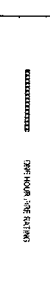
GENERAL NOTES

1. PARTITIONING SYSTEM ARE TO BE OF FINISH MATERIALS (FACE OF FINISH) OF INTERIOR WALLS.
2. ALL INTERIOR PARTITIONING SHALL BE OF FINISH MATERIALS AS ORDERED BY THE PARTITION SCHEDULE AND IS EXCLUSIVE OF ANY PARTITION FINISH.
3. REFER TO SHEET F010 FOR THE PARTITION SCHEDULE. ALL INTERIOR PARTITIONING SHALL BE OF FINISH MATERIALS AS ORDERED BY THE PARTITION SCHEDULE.
4. ALL INTERIOR PARTITIONING SHALL BE FINISHED WITH THE EQUIPMENT, SHOWN IN GENERAL.
5. VERIFY AND CORRECT PARTITIONING THROUGH ROOM SCHEDULE, ROOM SCHEDULE AND PARTITIONING WITH FINISH AND PARTITIONING.
6. VERIFY AND CORRECT PARTITIONING THROUGH ROOM SCHEDULE, ROOM SCHEDULE AND PARTITIONING WITH FINISH AND PARTITIONING.
7. VERIFY AND CORRECT PARTITIONING THROUGH ROOM SCHEDULE, ROOM SCHEDULE AND PARTITIONING WITH FINISH AND PARTITIONING.
8. VERIFY AND CORRECT PARTITIONING THROUGH ROOM SCHEDULE, ROOM SCHEDULE AND PARTITIONING WITH FINISH AND PARTITIONING.

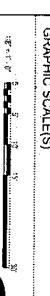
[7] KEY NOTES

1. RELOCATE UNDER SINK
2. MESH 1/2" SQUARE MESH WITH FINISHED WOOD TRIM FINISH
3. RECEPTION DESK
4. LINE OF FINISHING DOOR
5. SHIP CASE MOUNTED TO THE FINISHING CABINET
6. SOUND-ABSORBING FIBER INSULATION IN CABINET
7. OPERABLE PARTITION SYSTEM MANUALLY OPERATED
8. SHIP CASE MOUNTED TO THE FINISHING CABINET
9. "TOP" BEHIND GLASS PARTITION WITH FINISH FINISHING
10. "TOP" BEHIND GLASS PARTITION WITH FINISH FINISHING
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100. "TOP" BEHIND GLASS PARTITION WITH FINISH FINISHING

RATED PARTITION LEGEND



GRAPHIC SCALES



INDUSTRIAL FINANCE INC. FACILITIES AUTHORITY
WILLIAMSBURG SPORTS AND EVENTS CENTER
 1500 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185

CLARK NEXSEN
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185

GuernseyTingle
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185

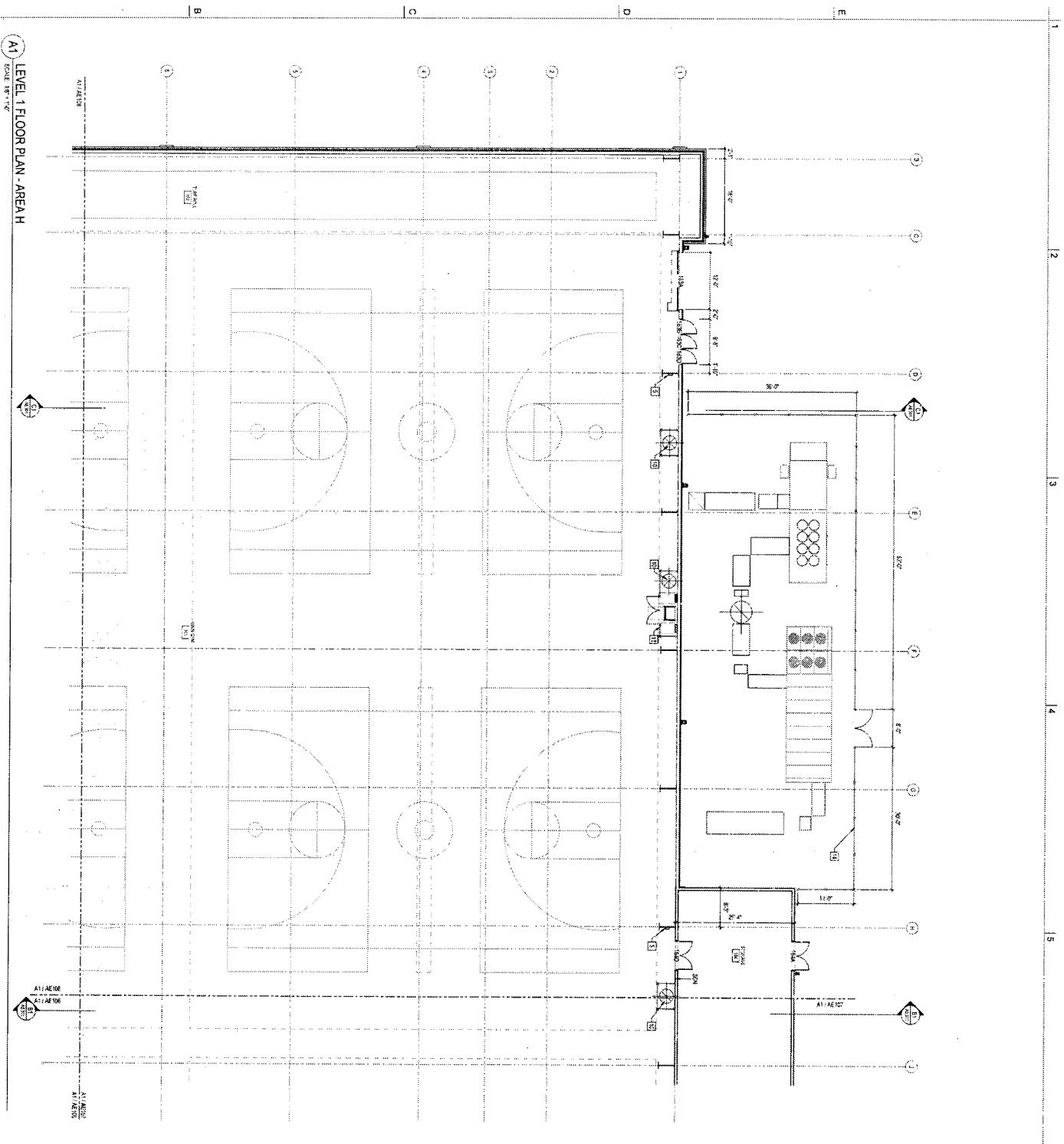
mcb
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185

DATE: 08/20/2013
 5% COMPREHENSIVE AGREEMENT DOCUMENTS



AE107

CN 10038



A1 LEVEL 1 FLOOR PLAN - AREA H
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH SURFACES UNLESS INDICATED OTHERWISE.
2. ALL INTERIOR FINISHES ARE TO FACE OF PARTITION SYSTEMS UNLESS INDICATED OTHERWISE.
3. REFER TO SHEET A301 FOR THE PARTITION SYSTEMS. ALL INTERIOR PARTITION SYSTEMS SHALL BE PERFORMED BY THE CONTRACTOR.
4. ALL PARTITION SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. VERIFY AND COORDINATE WITH ALL OTHER TRADES AND CONTRACTORS FOR ALL INTERFERENCES AND CONFLICTS BEFORE PROCEEDING WITH THE WORK.
6. VERIFY AND COORDINATE WITH ALL OTHER TRADES AND CONTRACTORS FOR ALL INTERFERENCES AND CONFLICTS BEFORE PROCEEDING WITH THE WORK.

[2] KEY NOTES

1. FINISH FLOOR UNDER STAIRS
2. METAL STUD COLORED WALL WITH DAMAGED WOOD SPOILING FINISH
3. RECEPTION DESK
4. LINE OF MEZZANINE ABOVE
5. SURFACE MOUNTED FIRE EXTINGUISHER CABINET
6. SINK MOUNTED FIRE EXTINGUISHER CABINET
7. OPERABLE PARTITION SYSTEM MANUALLY OPERATED
8. SHOWERING - REFER TO DETAILS SHEETS
9. TUB OR BATH UNIT SHALL BE INSTALLED WITH BATH UNIT CURB
10. TUB OR BATH UNIT SHALL BE INSTALLED WITH BATH UNIT CURB
11. TUB OR BATH UNIT SHALL BE INSTALLED WITH BATH UNIT CURB
12. CUBICLE
13. MECHANICAL RISER ELECTRICAL PANEL ENCLOSURE (SIZES AND TYPE) TO BE DETERMINED BY THE CONTRACTOR
14. EXTENSION OF ALL FINISH FLOORING WITH ACCESS GATE
15. CONTROL JAMB TYPE
16. PERMISSIBLE ACCESSIBLE TRANSITION (RAMP) WITH CORNER RAMP

RATED PARTITION LEGEND

ONE-HOUR FIRE RATING

GRAPHIC SCALES

1/8" = 1'-0"

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CONTRACT NO. 2013
55% COMPREHENSIVE AGREEMENT DOCUMENTS

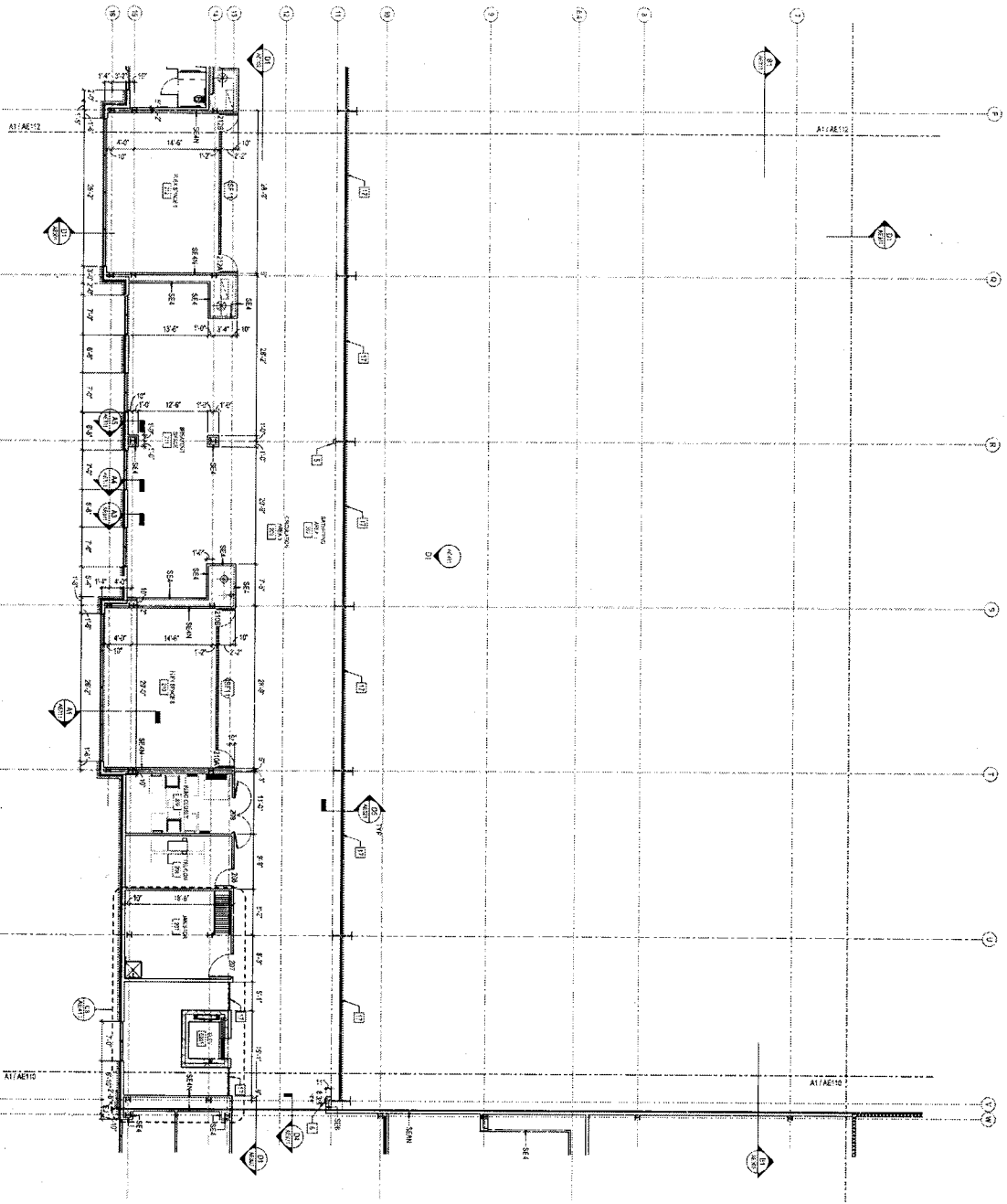
DATE: 10/15/13

LEVEL 1 FLOOR PLAN - AREA H

AE109

CN 10038

A1 MEZZANINE FLOOR PLAN - AREA C
SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. PARTITION SCHEDULES ARE TO APPLY TO PARTITION WALLS, PART OF PARTITION WALLS, AND TO CEILING LINE OF COLUMNS.
2. ALL INTERIOR PARTITIONS ARE TO BE OF THE SAME MATERIALS AS SHOWN ON THE PARTITION SCHEDULE AND IS SUBJECT TO ANY APPROVED FINISH.
3. REFER TO SHEET A200 FOR THE PARTITION SCHEDULES. ALL INTERIOR PARTITIONS ARE TO BE OF THE SAME MATERIALS AS SHOWN ON THE PARTITION SCHEDULE AND IS SUBJECT TO ANY APPROVED FINISH.
4. ALL PARTITIONS ARE TO BE FINISHED TO THE FINISH LINE OF THE PARTITION SCHEDULE.
5. VERIFY AND CORRECT TO THE PARTITION SCHEDULES. ALL INTERIOR PARTITIONS ARE TO BE OF THE SAME MATERIALS AS SHOWN ON THE PARTITION SCHEDULE AND IS SUBJECT TO ANY APPROVED FINISH.
6. VERIFY AND CORRECT TO THE PARTITION SCHEDULES. ALL INTERIOR PARTITIONS ARE TO BE OF THE SAME MATERIALS AS SHOWN ON THE PARTITION SCHEDULE AND IS SUBJECT TO ANY APPROVED FINISH.

KEY NOTES

5. SPECIFIC MOUNTED FIRE EXTINGUISHER CABINET
6. SPECIFIC MOUNTED FIRE EXTINGUISHER CABINET
7. EQUIPMENT, SEE DETAIL, CEMENTS
8. SPECIFIC MOUNTED FIRE EXTINGUISHER CABINET

RATED PARTITION LEGEND

1	1/2" Gypsum Board	1/2" Gypsum Board
2	5/8" Gypsum Board	5/8" Gypsum Board
3	1" Gypsum Board	1" Gypsum Board
4	1 1/2" Gypsum Board	1 1/2" Gypsum Board
5	2" Gypsum Board	2" Gypsum Board



INTERIOR PARTITION AND CEILING FINISHES
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 1000 WILLIAMSBURG AVENUE
 WILLIAMSBURG, VA 23188

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 4001 BRIDGEWAY, SUITE 1000
 WILLIAMSBURG, VA 23188
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 www.clarknexsen.com

GuemseyTingle
 1000 WILLIAMSBURG AVENUE
 WILLIAMSBURG, VA 23188
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 AGREEMENT DOCUMENTS

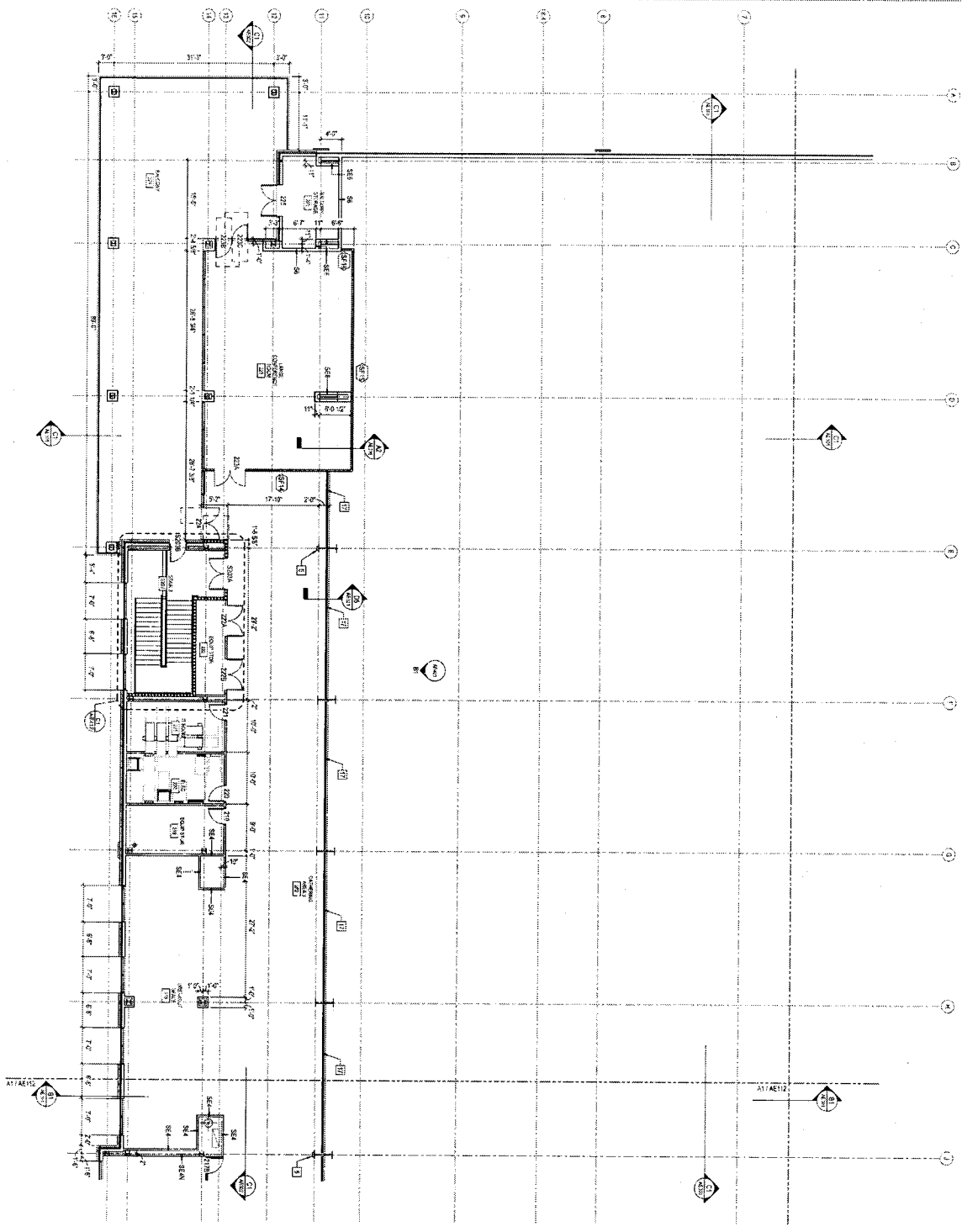


MEZZANINE FLOOR PLAN
 AREA C

AE111

DATE: 08/11/11
 DRAWN: [Name]
 CHECKED: [Name]
 ON: 10/08

1 2 3 4 5



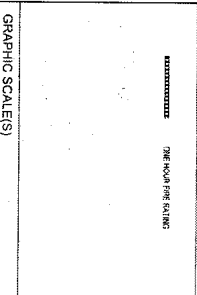
A1 MEZZANINE FLOOR PLAN - AREA G
Scale: 1/8" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISHING MATERIALS UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE AND ALARM CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SOUND AND VIBRATION CODES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TRANSPORTATION CODES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS.

KEY NOTES

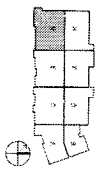
5. SINKS MOUNTED TO THE EXHIBITOR'S CABINET
6. SINKS MOUNTED TO THE EXHIBITOR'S CABINET
7. SINKS MOUNTED TO THE EXHIBITOR'S CABINET
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18. SINKS MOUNTED TO THE EXHIBITOR'S CABINET
19. SINKS MOUNTED TO THE EXHIBITOR'S CABINET
20. SINKS MOUNTED TO THE EXHIBITOR'S CABINET



GRAPHIC SCALES

AE113

MEZZANINE FLOOR PLAN - AREA G



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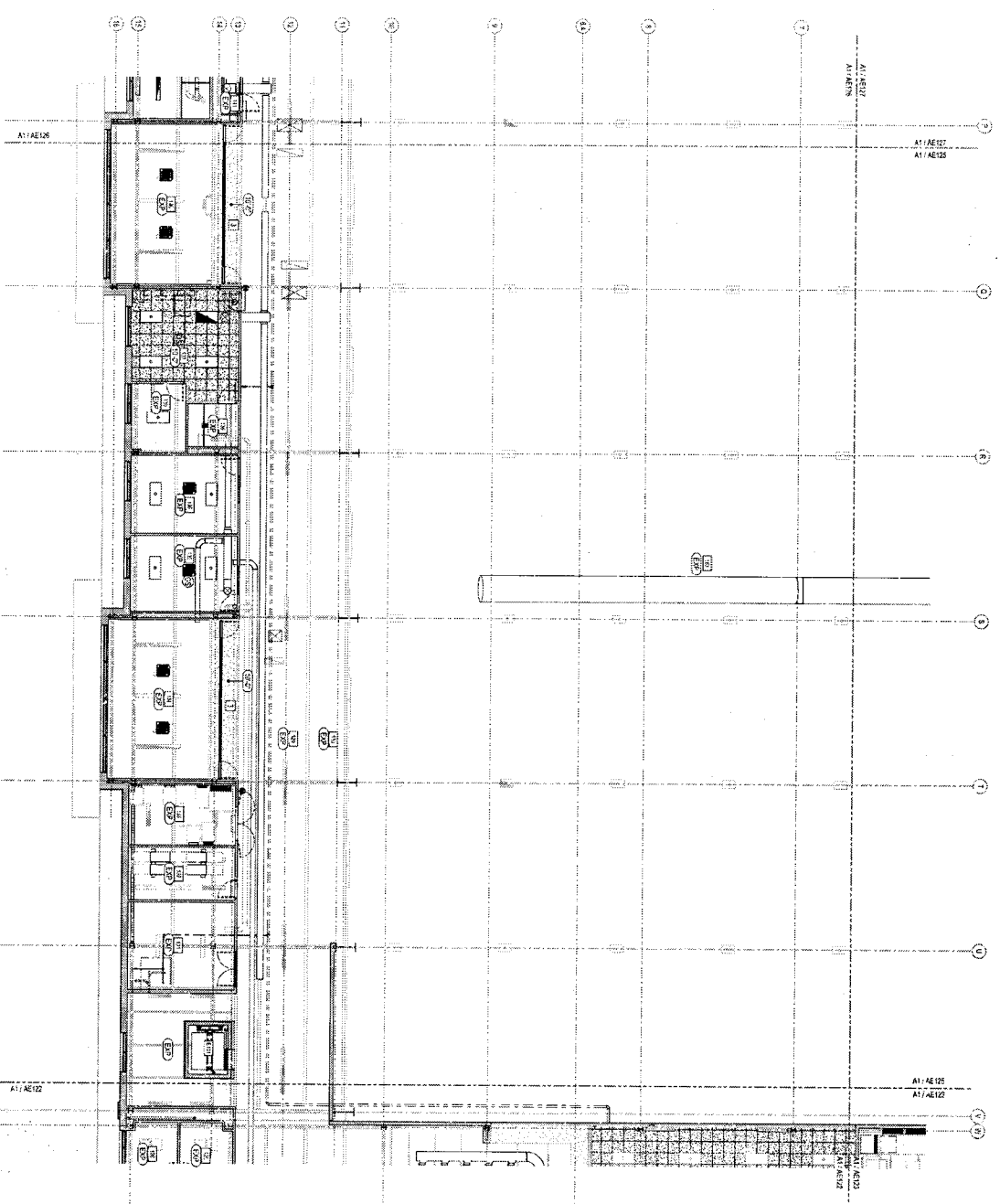
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1 2 3 4 5



A1 LEVEL 1 REFLECTED CEILING PLAN - AREA C
SCALE: 1/8" = 1'-0"

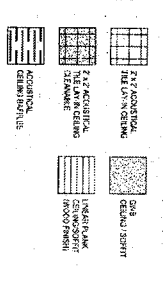
GENERAL NOTES

1. REFER TO SHEET FAC1 FOR RFP GUIDANCE
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
3. VERIFY ALL LIGHTING FIXTURES, DIMMERS, AND CONTROLS ARE COMPATIBLE WITH THE RFP AND THE CONTRACTOR'S SPECIFICATIONS
4. GENERAL CONTRACTOR TO VERIFY ALL LIGHTING FIXTURES, DIMMERS, AND CONTROLS ARE COMPATIBLE WITH THE RFP AND THE CONTRACTOR'S SPECIFICATIONS
5. GENERAL CONTRACTOR TO VERIFY ALL LIGHTING FIXTURES, DIMMERS, AND CONTROLS ARE COMPATIBLE WITH THE RFP AND THE CONTRACTOR'S SPECIFICATIONS
6. GENERAL CONTRACTOR TO VERIFY ALL LIGHTING FIXTURES, DIMMERS, AND CONTROLS ARE COMPATIBLE WITH THE RFP AND THE CONTRACTOR'S SPECIFICATIONS
7. VERIFY TO BE SURE ALL LIGHTING FIXTURES, DIMMERS, AND CONTROLS ARE COMPATIBLE WITH THE RFP AND THE CONTRACTOR'S SPECIFICATIONS
8. ALL RECESSED LIGHTING SHALL BE CHECKED WITHIN THE SPACE
9. VERIFY TO BE SURE ALL LIGHTING FIXTURES, DIMMERS, AND CONTROLS ARE COMPATIBLE WITH THE RFP AND THE CONTRACTOR'S SPECIFICATIONS
10. VERIFY TO BE SURE ALL LIGHTING FIXTURES, DIMMERS, AND CONTROLS ARE COMPATIBLE WITH THE RFP AND THE CONTRACTOR'S SPECIFICATIONS

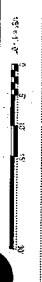
KEY NOTES

1. PROVIDE ACCEPTED PRACTICE ON HORIZONTAL LINE OF CENTER ONLY
2. SEE FINISH SCHEDULE FOR MORE INFORMATION

REFLECTED CEILING PLAN LEGEND



GRAPHIC SCALES



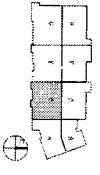
MEMORIC PROJECT LLC ARCHITECTS ARCHITECTS
**WILLIAMSBURG
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 CENTER**
 1000 W. BROAD ST., SUITE 100
 WILLIAMSBURG, VA 23187
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 WWW.MEMORICPROJECT.COM

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NOVEMBER 24, 2023
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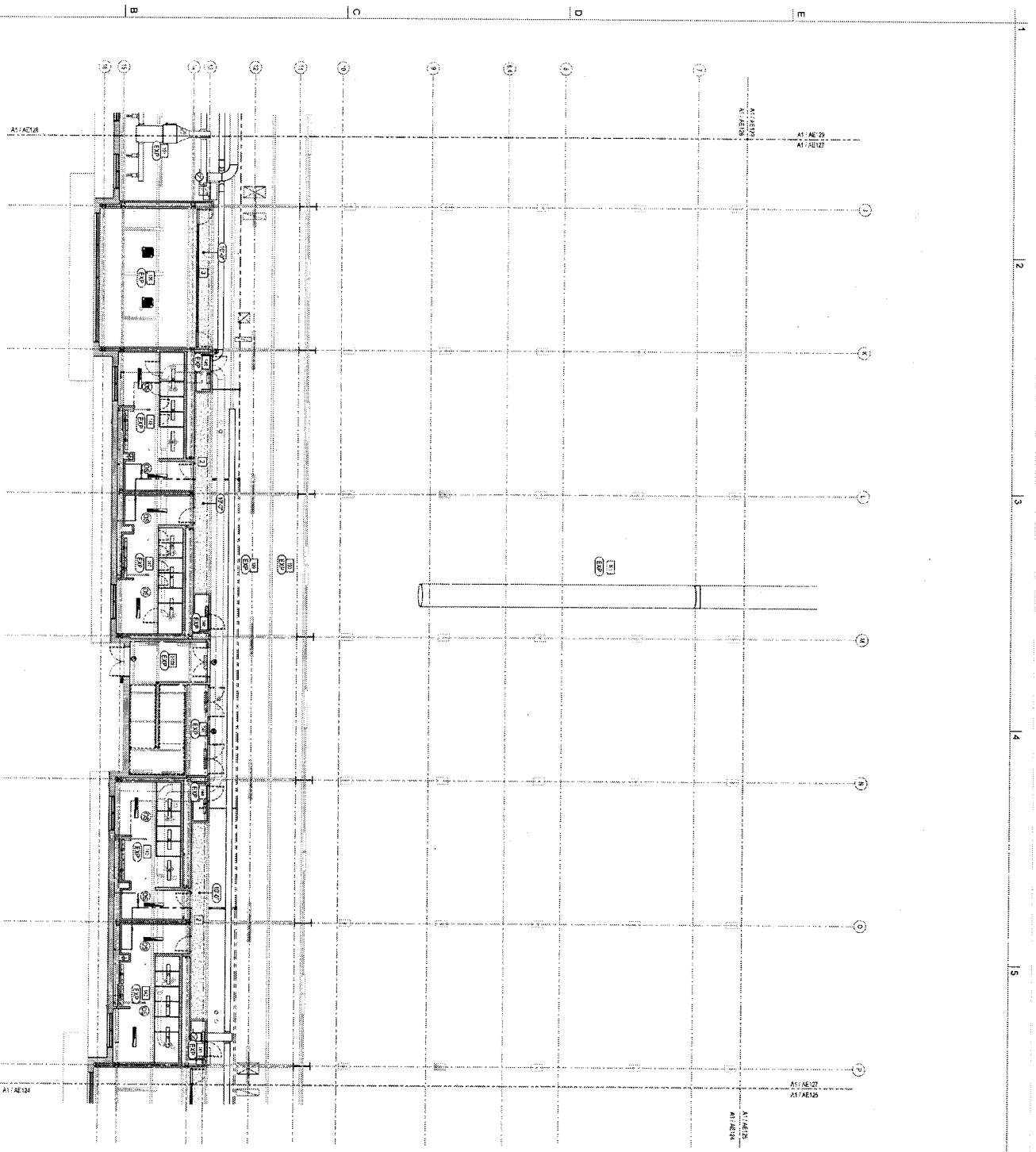


LEVEL 1 REFLECTED CEILING
 PLAN - AREA C

AE124

NOVEMBER 24, 2023
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS
 CN 10038

A1 LEVEL 1 REFLECTED CEILING PLAN - AREA E

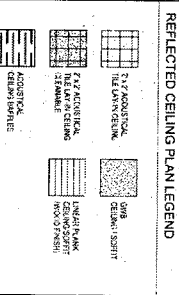


GENERAL NOTES

1. REFER TO SHEET 1.001 FOR EQUIPMENT
2. ALL CEILING ARE IN 2'x2' GRID
3. WHICH COMPARTMENTS SHALL BE USED FOR GENERAL PURPOSES ONLY. SEE OTHER SHEETS FOR SPECIFIC INFORMATION ON ANY COMPARTMENTS NOT SHOWN ON THIS SHEET.
4. GENERAL CONTRACTOR TO VERIFY ALL SUPPORT STRUCTURE REMAINS WITH WALL, COLUMN, FLOOR & WALL CONNECTIONS. GENERAL CONTRACTOR TO VERIFY ALL SUPPORT STRUCTURE REMAINS WITH WALL, COLUMN, FLOOR & WALL CONNECTIONS. GENERAL CONTRACTOR TO VERIFY ALL SUPPORT STRUCTURE REMAINS WITH WALL, COLUMN, FLOOR & WALL CONNECTIONS.
5. GENERAL CONTRACTOR TO VERIFY ALL SUPPORT STRUCTURE REMAINS WITH WALL, COLUMN, FLOOR & WALL CONNECTIONS.
6. GENERAL CONTRACTOR TO VERIFY ALL SUPPORT STRUCTURE REMAINS WITH WALL, COLUMN, FLOOR & WALL CONNECTIONS.
7. REFER TO OTHER SHEETS FOR ADDITIONAL DETAILS.
8. ALL REFLECTED LIGHTING SHALL BE CENTERED WITHIN THE SUPPORT STRUCTURE.
9. REFER TO OTHER SHEETS FOR ADDITIONAL DETAILS.
10. REFER TO OTHER SHEETS FOR ADDITIONAL DETAILS.

KEY NOTES

1. PROVIDE ACCOUNT NUMBER FOR ALL INDICATED, MAKE OF MATERIAL ONLY.
2. SEE FINISH SCHEDULE FOR MORE INFORMATION.
3. PROVIDE ACCOUNT NUMBER FOR ALL INDICATED, MAKE OF MATERIAL ONLY.
4. SEE FINISH SCHEDULE FOR MORE INFORMATION.



GRAPHIC SCALES



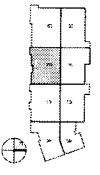
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 1000 EAST MAIN STREET
 WILLIAMSBURG, VA 23185

CLARK Nexsen
 ARCHITECTURAL FIRM
 1000 EAST MAIN STREET
 WILLIAMSBURG, VA 23185

GTI
 GuenseyTingle
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 WILLIAMSBURG, VA 23185

m.e.b.
 MECHANICAL ELECTRICAL
 PLUMBING
 1000 EAST MAIN STREET
 WILLIAMSBURG, VA 23185

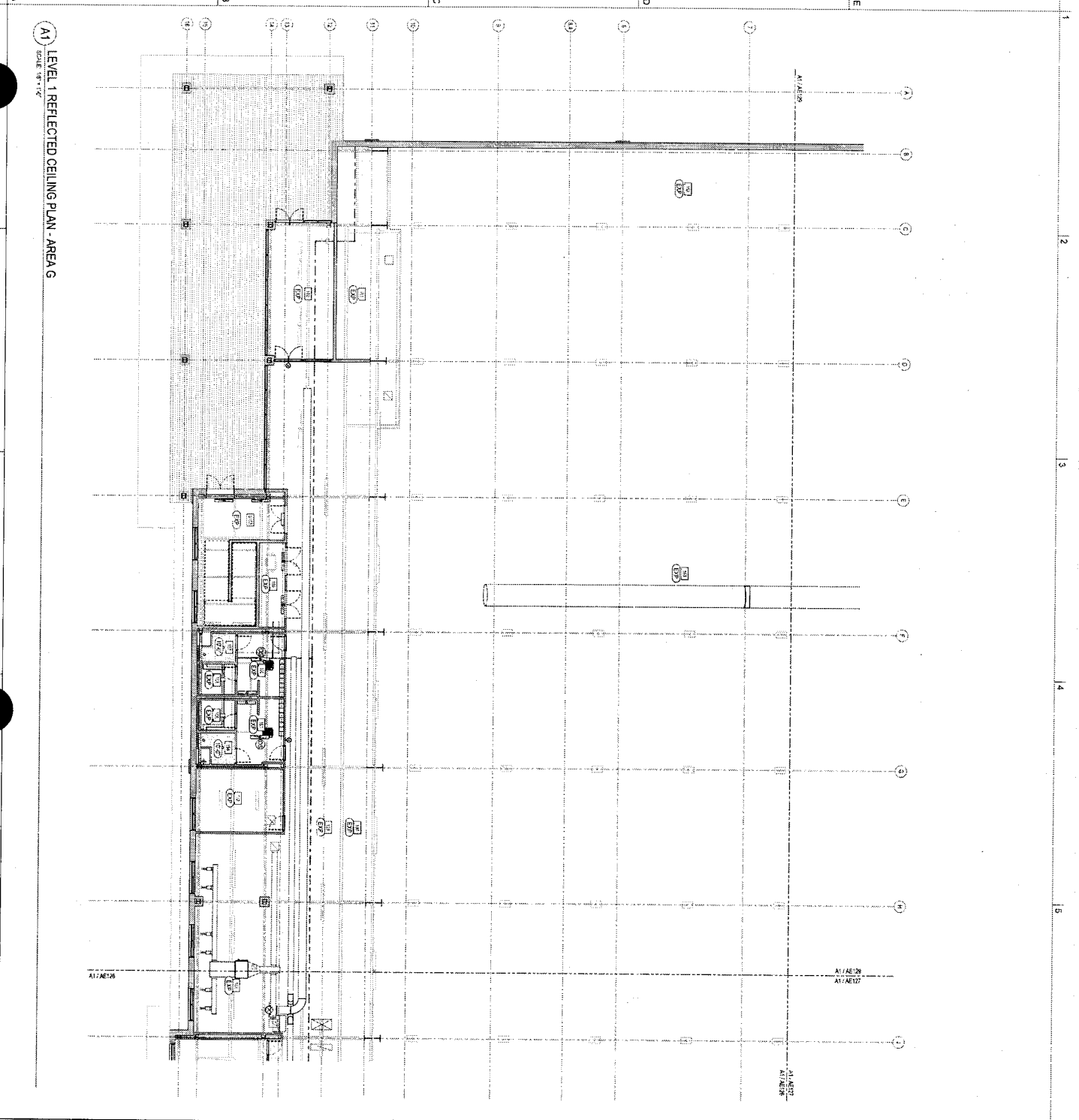
November 2, 2013
SEA, COMPREHENSIVE AGREEMENT DOCUMENTS



LEVEL 1 REFLECTED CEILING PLAN - AREA E

AE126

DATE: 11/02/13
 DRAWN BY: JAC
 CHECKED BY: JAC
 CN 10038



6 GENERAL NOTES

- 1. REFER TO SHEET T101 FOR BOARD LEADER
- 2. ALL DIMENSIONS ARE IN FEET AND INCHES
- 3. PROVIDE A SCHEDULE FOR THE REFLECTED CEILING PANELS, INCLUDING DIMENSIONS AND FINISHES. PROVIDE SCHEDULE FOR THE SPRING AND SPRING SUPPORTS AND DIMENSIONS AND FINISHES.
- 4. GENERAL CONTRACTOR TO PROVIDE ALL SPRING AND SPRING SUPPORTS AND DIMENSIONS AND FINISHES. PROVIDE SCHEDULE FOR THE SPRING AND SPRING SUPPORTS AND DIMENSIONS AND FINISHES.
- 5. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROVISION OF ALL SPRING AND SPRING SUPPORTS AND DIMENSIONS AND FINISHES. PROVIDE SCHEDULE FOR THE SPRING AND SPRING SUPPORTS AND DIMENSIONS AND FINISHES.
- 6. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PROVISION OF ALL SPRING AND SPRING SUPPORTS AND DIMENSIONS AND FINISHES. PROVIDE SCHEDULE FOR THE SPRING AND SPRING SUPPORTS AND DIMENSIONS AND FINISHES.
- 7. PROVIDE DOWNWELL AND UPWELL RECESSED LIGHTING PANELS AT ALL DIMENSIONS. PROVIDE SCHEDULE FOR THE DOWNWELL AND UPWELL RECESSED LIGHTING PANELS AT ALL DIMENSIONS.
- 8. ALL RECESSED LIGHTING SHALL BE CENTERED WITHIN THE SPRING OR SPRING SUPPORT.
- 9. WHEN USED TO COVER ALL RECESSED LIGHTING PANELS AND NOT LIMITED TO BE LOCATED IN THE CENTER OF THE TILE.
- 10. SPRING AND SPRING SUPPORTS SHALL BE THICKER THAN 3/8" OR 1/2" WITH CONTROLS TO BE LOCATED IN THE CENTER OF THE TILE.
- 11. PROVIDE A SCHEDULE FOR THE SPRING AND SPRING SUPPORTS AND DIMENSIONS AND FINISHES.

[2] KEY NOTES

HISTORIC TRACKING AND FACILITIES AUTHORITY
WILLIAMSBURG SPORTS AND EVENTS CENTER

CLARK NEXSEN
ARCHITECTURE & INTERIOR DESIGN
1000 PARK DRIVE, SUITE 500
DURHAM, NC 27703
www.clarknexsen.com

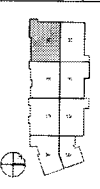
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September 26, 2013
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REFLECTED CEILING PLAN LEGEND

	3" X 6" ACOUSTICAL TILE WITH PERFORATED SOUND BARRIER		GRID
	2" X 2" ACOUSTICAL TILE WITH PERFORATED SOUND BARRIER		GRID
	ACoustical CEILING PANELS		GRID
	GRID		GRID
	GRID		GRID



GRAPHIC SCALES

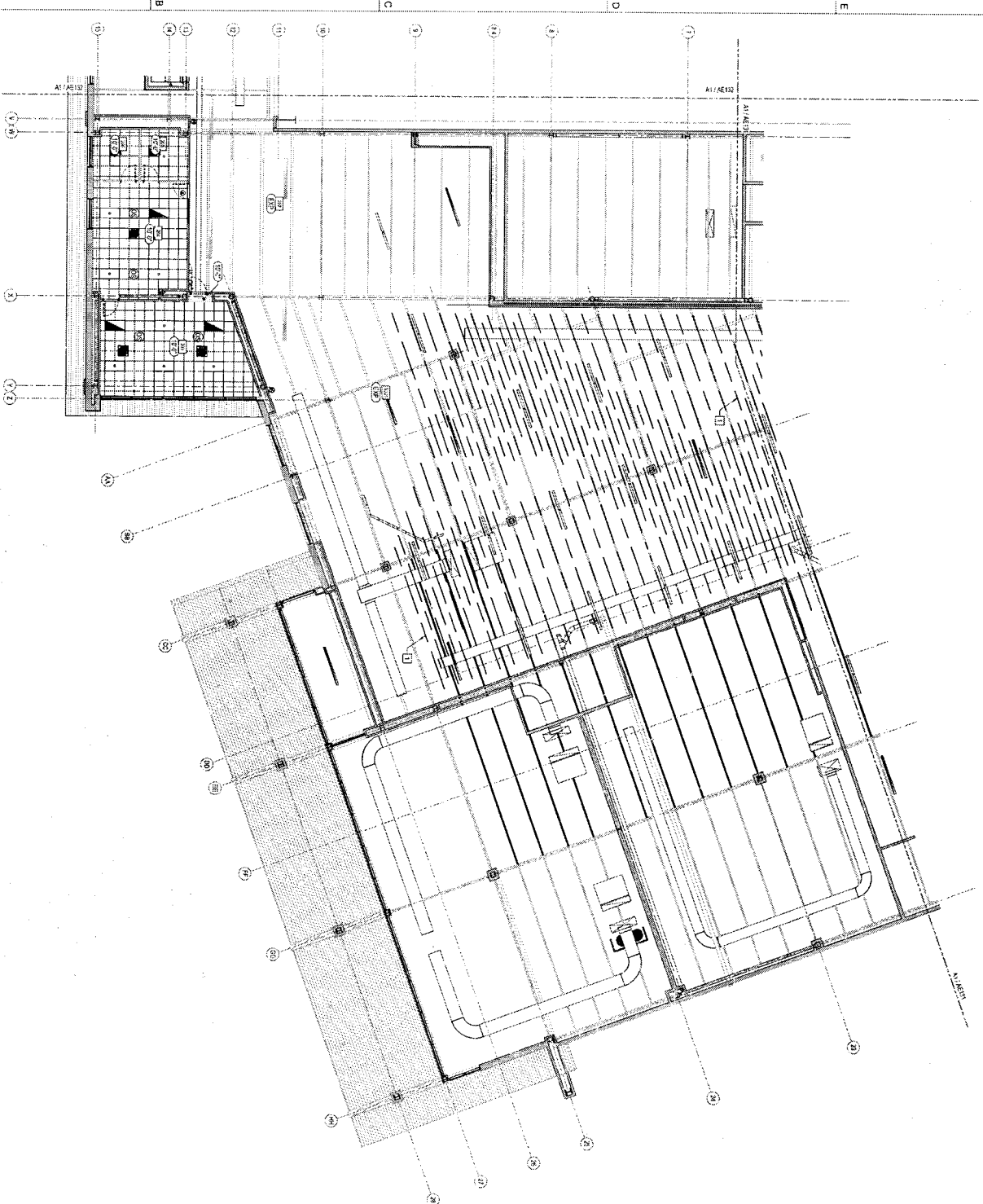
1" = 1'-0"

1/4" = 1'-0"

A1 LEVEL 1 REFLECTED CEILING PLAN - AREA G

AE128

DATE: 09/26/13
DRAWN BY: JWG
CHECKED BY: JWG
DATE PLOTTED: 09/26/13
PLOT SCALE: 1/4" = 1'-0"
PLOT NUMBER: CH 10038



A1 MEZZANINE REFLECTED CEILING PLAN - AREA A
SCALE: 1/8" = 1'-0"

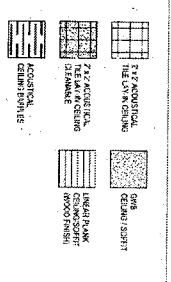
GENERAL NOTES

1. REFER TO SHEET A1 FOR FLOOR FINISHING
2. ALL CEILING ARE 10'-0" AFF. HIGH
3. ALL ACoustical Ceilings SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION AND PERFORMANCE. PROVIDER SHALL BE RESPONSIBLE FOR ANY CONDITIONS OF PERFORMANCE.
4. GENERAL CONNECTION TO ROOMS IS ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION AND PERFORMANCE. PROVIDER SHALL BE RESPONSIBLE FOR ANY CONDITIONS OF PERFORMANCE.
5. GENERAL CONNECTION TO ROOMS IS ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION AND PERFORMANCE. PROVIDER SHALL BE RESPONSIBLE FOR ANY CONDITIONS OF PERFORMANCE.
6. GENERAL CONNECTION TO ROOMS IS ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION AND PERFORMANCE. PROVIDER SHALL BE RESPONSIBLE FOR ANY CONDITIONS OF PERFORMANCE.
7. REFER TO SHEET A1 FOR FLOOR FINISHING
8. ALL CEILING ARE 10'-0" AFF. HIGH
9. ALL ACoustical Ceilings SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION AND PERFORMANCE. PROVIDER SHALL BE RESPONSIBLE FOR ANY CONDITIONS OF PERFORMANCE.
10. PROVIDER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND PERFORMANCE OF ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION AND PERFORMANCE. PROVIDER SHALL BE RESPONSIBLE FOR ANY CONDITIONS OF PERFORMANCE.

KEY NOTES

1. CEILING PANELS 12" LENGTH TO BE 9" AND 4" BEZEL HIGH
2. SCALE FOR COORDS.

REFLECTED CEILING PLAN LEGEND



GRAPHIC SCALES



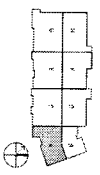
NOTICE: TRADES SHALL INCLUDE AFFORDABILITY
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 CENTER**
 300 SOUTH BROADWAY, SUITE 100
 WILLIAMSBURG, VA 23187

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 ARCHITECTS
 1000 BROADWAY, SUITE 1000
 WILLIAMSBURG, VA 23187
 757.861.1000

Guernsey/Tingle
 ARCHITECTS
 1000 BROADWAY, SUITE 1000
 WILLIAMSBURG, VA 23187
 757.861.1000

mcb
 MECHANICAL CONTRACTORS
 1000 BROADWAY, SUITE 1000
 WILLIAMSBURG, VA 23187
 757.861.1000

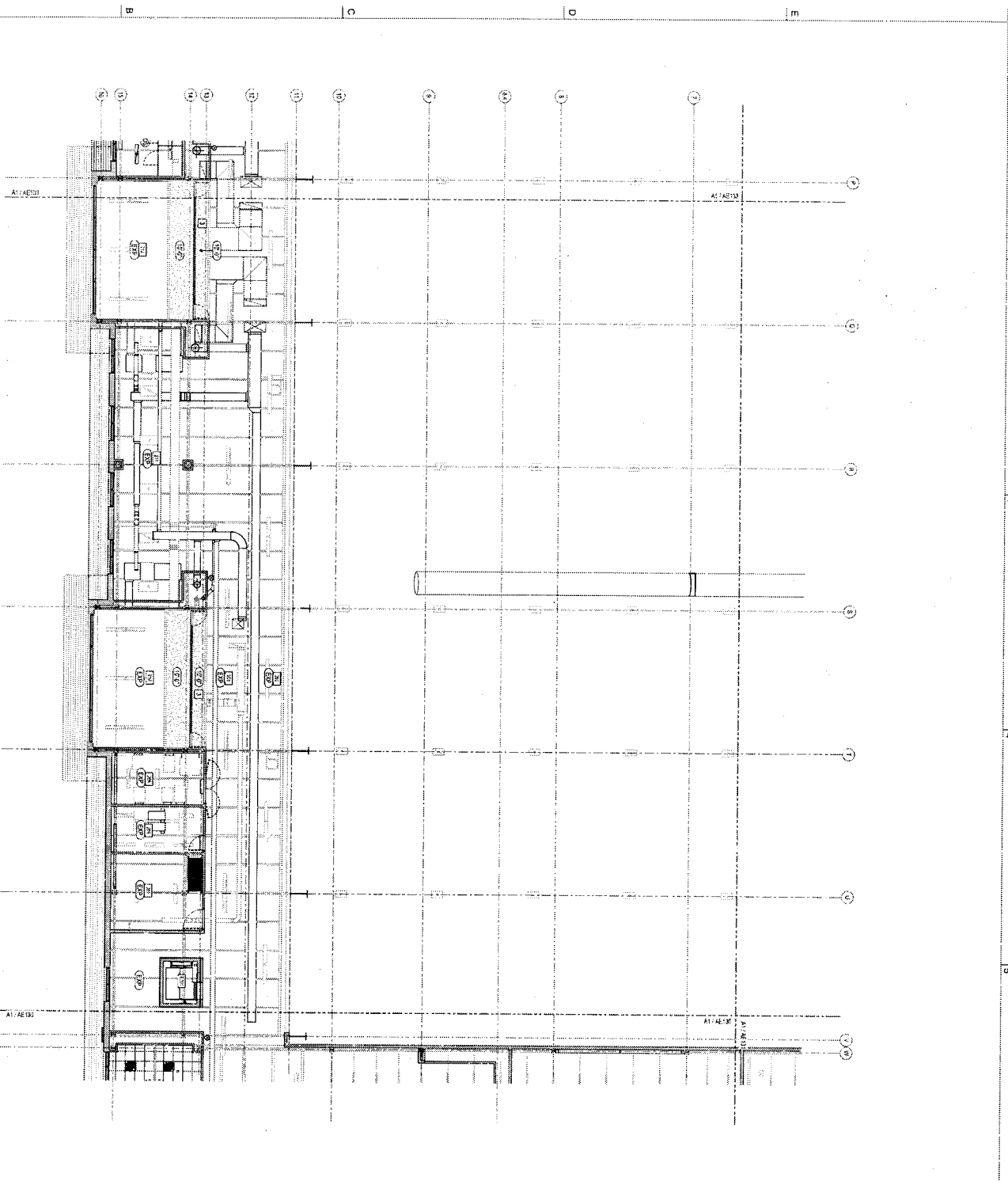
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MEZZANINE REFLECTED
 CEILING PLAN - AREA A

AE130

NOVEMBER 2, 2012
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 AGREEMENT DOCUMENTS
 ON 10038



A1 MEZZANINE REFLECTED CEILING PLAN - AREA C
SCALE 1/8" = 1'-0"

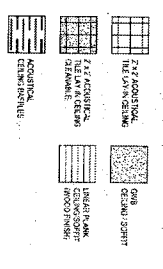
GENERAL NOTES

- REFER TO SHEET A2 FOR PORT CEILING.
- ALL CEILING ARE IN 4'x4' GRID.
- INSTALL SOUND-RESISTANT SPRING-RESILIENT HANGERS FOR ALL HANGERS TO MEET SOUND REQUIREMENTS AND MINIMIZE SOUND TRANSMISSION TO ADJACENT SPACES. HANGERS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- GENERAL CONTRACTOR TO CORRECT ALL SOUND-RESISTANT HANGERS WITH HANGING SYSTEMS THAT DIFFER FROM THE HANGERS SPECIFIED.
- GENERAL CONTRACTOR TO FIELD VERIFY CEILING HEIGHTS USING A LEVEL OR OTHER APPROPRIATE METHOD. ALL HEIGHTS SHALL BE WITHIN ±0.05' OF THE NOTED HEIGHTS. ANY DISCREPANCIES SHALL BE NOTED IMMEDIATELY TO THE ARCHITECT.
- GENERAL CONTRACTOR TO FIELD VERIFY HANGERS & ALL CONNECTORS OF LIGHT FIXTURES, ROSSCORS & SHIELDS.
- REFER TO DRAWINGS & SPECIFICATIONS FOR ADDITIONAL CEILING DETAILS & NOTES ON THIS SHEET.
- ALL CEILING JOINTS SHALL BE GROUTED WITHIN THE GROUT CHANNELS.
- WHERE LIGHT IS NOTED, ALL FIXTURES SHALL BE INSTALLED TO MATCH NOTED SPECIFICATIONS AND SHALL BE INSTALLED TO BE LOCATED IN THE CENTER OF THE TILE.
- WHERE GUN SPEAKERS SMALLER THAN 8" x 8" CONTROL JUNCTIONS SHALL BE LOCATED WITHIN THE WALL WHERE "C" IS NOTED ON THIS WALL WHERE "C" IS NOTED.

[Q] KEY NOTES

- PROPOSE ACoustic PANEL TYPE COMPLIANT WITH THE PERMITTED USE OF R50 RTI ONLY. SEE FINISH SCHEDULE FOR MAKE UP DESIGNATION.
- PROPOSE ACoustic PANEL TYPE COMPLIANT WITH THE PERMITTED USE OF R50 RTI ONLY. SEE FINISH SCHEDULE FOR MAKE UP DESIGNATION.

REFLECTED CEILING PLAN LEGEND



HISTORIC FORMER REC. FACILITIES AUTHORITY
WILLAMSBURG SPORTS AND EVENTS CENTER

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400 SOUTH BRIDGE STREET
ANNAPOLIS, MARYLAND 21403
TEL: 410.293.7700
WWW.CLARKNEXSEN.COM

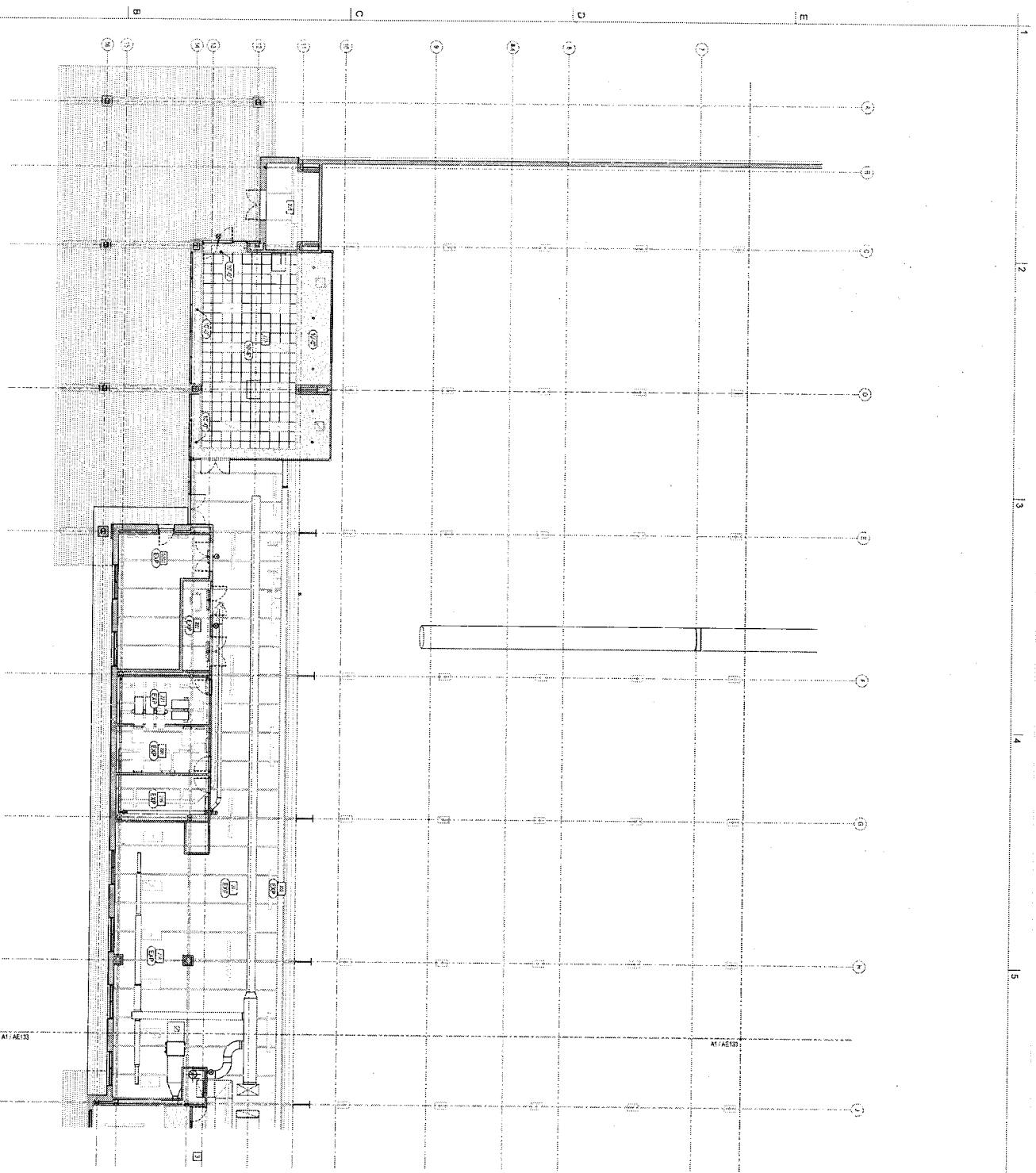
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NOVEMBER 26, 2023
55% COMPREHENSIVE AGREEMENT DOCUMENTS

AE132

MEZZANINE REFLECTED CEILING PLAN - AREA C
NOV 26 2023 10:03 AM
CN 10038



A1 MEZZANINE REFLECTED CEILING PLAN - AREA G
SHEET 10 OF 11

GENERAL NOTES

1. REFER TO SHEET A101 FOR GENERAL NOTES
2. ALL CEILING PANELS SHALL BE 2' X 2'.
3. ALL CEILING PANELS SHALL BE 1/2" THICK.
4. ALL CEILING PANELS SHALL BE 1/2" THICK.
5. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL WORKMANSHIP, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL WORKMANSHIP, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE PANEL UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE PANEL UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE PANEL UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE PANEL UNLESS OTHERWISE NOTED.

KEYNOTES

REFLECTED CEILING PLAN LEGEND

	2' X 2' ACOUSTICAL TILE CEILING GRID		6' X 6' ACOUSTICAL CEILING GRID
	2' X 2' ACOUSTICAL CEILING PANEL		6' X 6' ACOUSTICAL CEILING PANEL
	2' X 2' ACOUSTICAL CEILING PANEL WITH GRID		6' X 6' ACOUSTICAL CEILING PANEL WITH GRID

GRAPHIC SCALE(S)



ARCHITECT: CLARK Nexsen
**WILLAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1000 W. MAIN ST., WILLAMSBURG, VA 23187

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 ARCHITECTS
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 www.clarknexsen.com

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 MECHANICAL ELECTRICAL BUILDING
 1000 W. MAIN ST., WILLAMSBURG, VA 23187
 (804) 670-1000
 www.meb.com

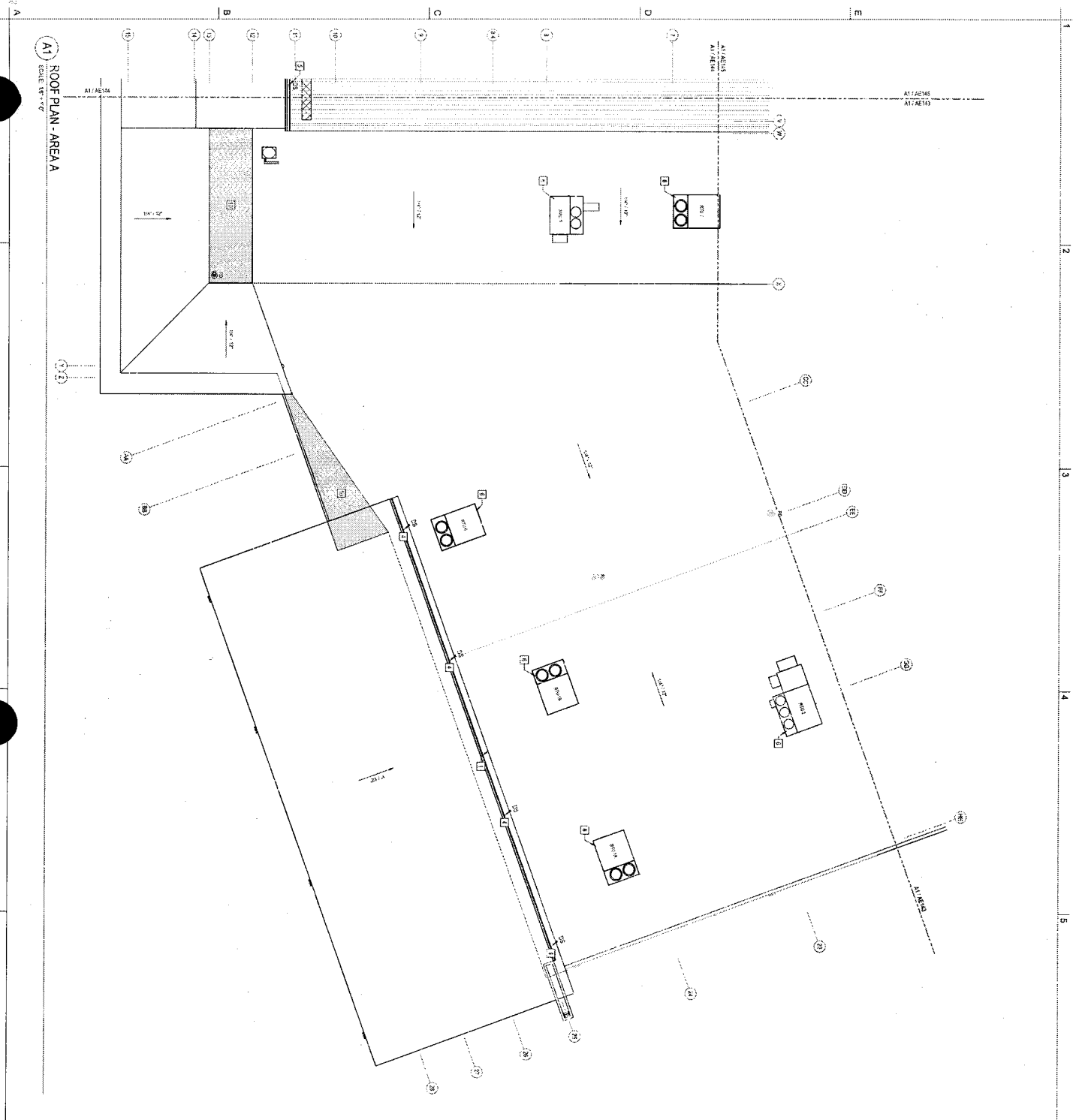
WILLAMSBURG, VA
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



MEZZANINE REFLECTED
 CEILING PLAN - AREA G

AE134

DATE: 10/10/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 ON 10/08



AE1
ROOF PLAN - AREA A
SCALE: 1/8" = 1'-0"

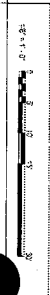
GENERAL NOTES

1. ALL ROOF AREAS TO BE SLOPE A MINIMUM OF 1/4" PER FOOT. SLOPE SHOULD BE IN THE DIRECTION OF THE DOWNSPOUTS AND AWAY FROM THE BUILDING. SLOPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. SLOPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
2. ALL ROOF MOUNTED EQUIPMENT, INCLUDING MECH. ROOMS, SHALL HAVE TYPICAL INSULATION PROTECTIVE FLASHING TO BE INSTALLED TO PROTECT ROOF FROM WEATHER DAMAGE.
3. ALL ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN TO THE EXISTING DRAINAGE SYSTEM. ALL ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN TO THE EXISTING DRAINAGE SYSTEM.
4. ALL ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN TO THE EXISTING DRAINAGE SYSTEM.

KEY NOTES

1. 4.5" x 4.5" W/1" BUTTER
2. 1.5" x 1.5" W/1" BUTTER
3. 2" x 2" W/1" BUTTER
4. 3" x 3" REC. INSULATION COMPONENT
5. 4" x 4" REC. INSULATION COMPONENT
6. MECHANICAL UNIT
7. ROOF PUMPS
8. ROOF ACCESS HATCH REFER TO DET. SHEETS
9. IMPERMEABLE CURB REFER TO DET. SHEETS
10. MECHANICAL ROOMS
11. MECHANICAL ROOMS

GRAPHIC SCALES



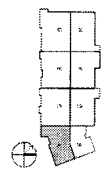
NOTICE: THESE ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185

CLARK Nexsen
 ARCHITECTS
 615 SOUTH BROAD STREET, SUITE 200
 RICHMOND, VA 23220
 (804) 644-1000

GuernseyTingle
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
 (804) 644-1000

mcb
 MECHANICAL CONTRACTORS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
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NOVEMBER 2011
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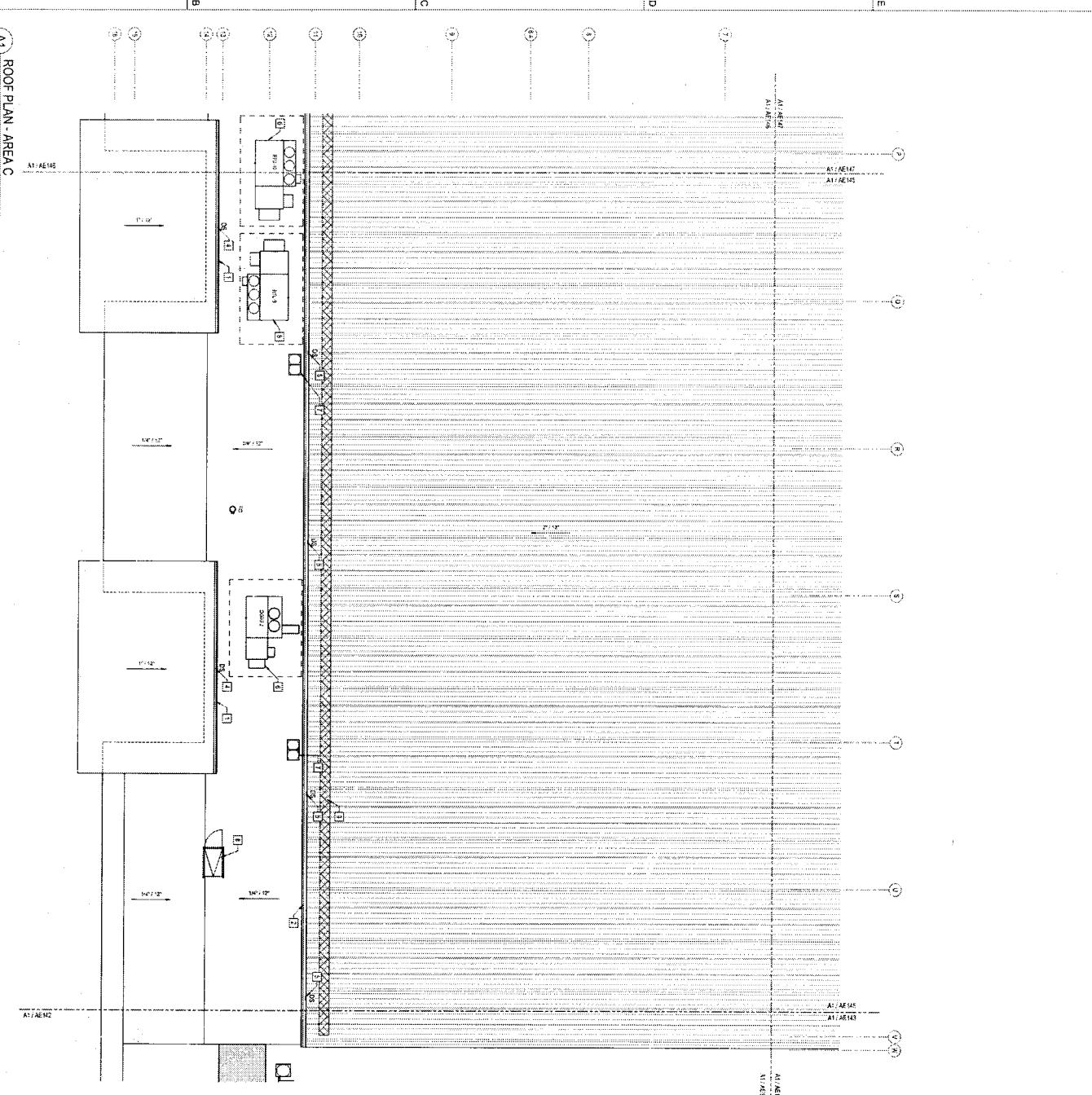


ROOF PLAN - AREA A

AE142

DATE: 11/15/11
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO.: CN 10038

1 2 3 4 5



A1 ROOF PLAN - AREA C
SCALE 1/8" = 1'-0"

GENERAL NOTES

1. ALL ROOF AREAS TO BE A MINIMUM OF 1/4" PER FOOT SLOPE TO A DRAINAGE POINT BY USING STRUCTURE, ROOF DEVICES, AND/OR MEANS TO BE SHOWN ON THE DRAWING AND NOTED WITH THE ARCHITECT.
2. ALL ROOF ACCESS EQUIPMENT WITH CURBS SHALL HAVE 1" SLOPE TO CURB DRAINAGE.
3. ALL ROOF RISERS, CURBS, UP ROOF DRAINAGE ACCESSORIES, AND TO BE PROVIDED BY THE FABRICATOR CONTRACTOR AND TO BE COMPLETED AND NOTED FROM THE ROOF ELEVATION TO THE DRAWING. ALL ROOF DRAINAGE EQUIPMENT SHALL BE NOTED TO THE DRAWING. THE FABRICATOR CONTRACTOR SHALL VERIFY AND ATTEST THE SLOPE TO THE DRAINAGE POINT.
4. ALL ROOF DRAINAGE AND DRAINAGE CURBS SHALL BE COMPLETED WITH THE FABRICATOR.

KEY NOTES

1. 6.5" VINYL CUTTER
2. 11.5" 2" VINYL CUTTER
3. 7.5" VINYL CUTTER
4. 3" X 4" RESIN-BLENDED COMPOSITE
5. 6" X 8" RECTANGULAR METAL COMPONENT
6. RESIN-BLENDED UNIT
7. HEAVY PLATING
8. ROOF ACCESS MATCH REFER TO DETAIL BUILDING
9. REFER TO FACTOR'S STANDARD DRAWING GUIDES
10. WHICH INDICATES AREA OF THICKER INSULATION

GRAPHIC SCALES)

WESTINGHOUSE ELECTRIC INSTITUTION
WILLIAMSBURG SPORTS AND EVENTS CENTER
 801 WESTINGHOUSE BLVD.
 WESTINGHOUSE, PA 15380

CLARK Nexsen
 ARCHITECTURAL PARTNERS LLP
 200 N. MARKET STREET, SUITE 200
 WESTINGHOUSE, PA 15380

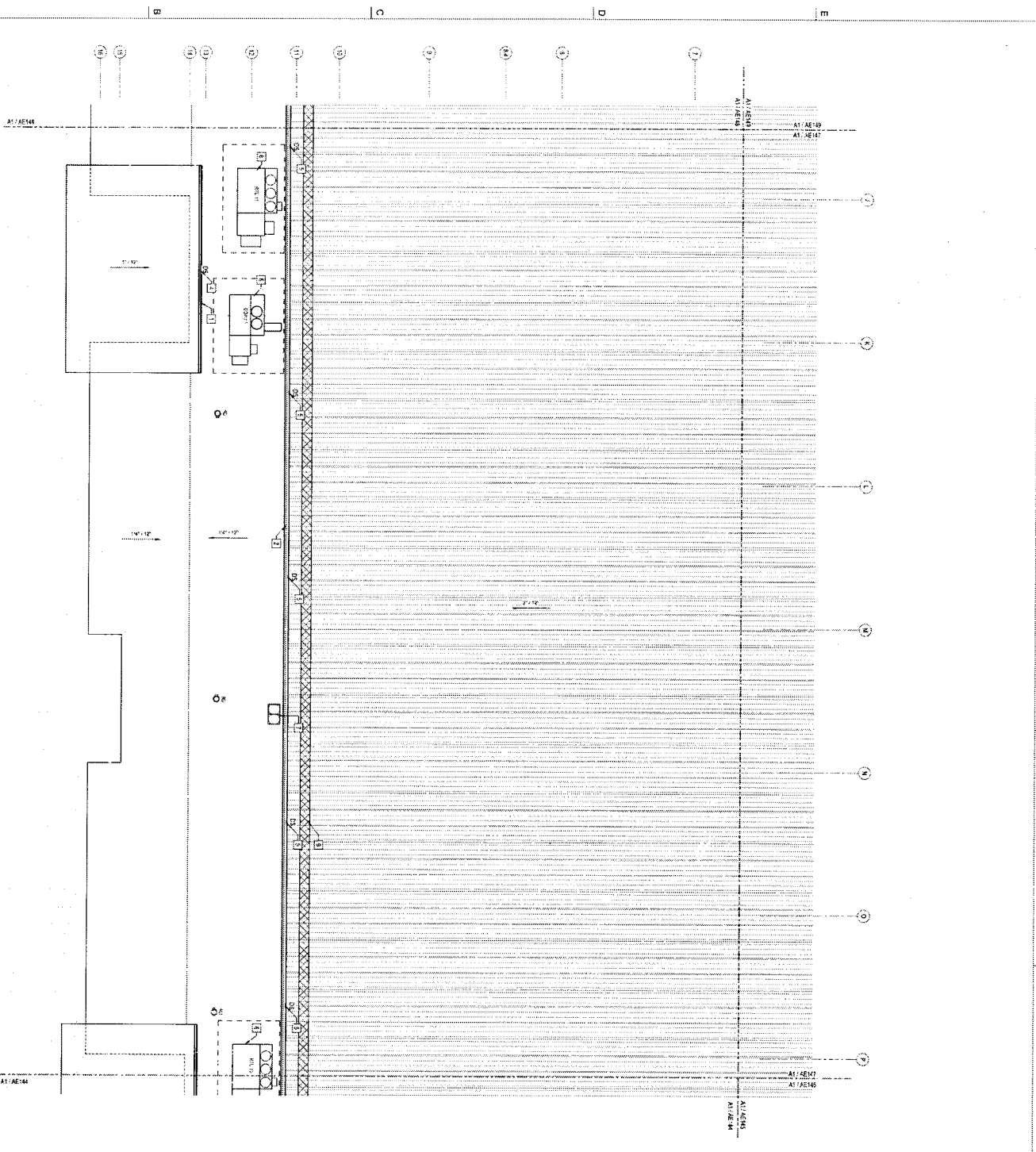
GuernseyTingle
 ARCHITECTURAL PARTNERS LLP
 200 N. MARKET STREET, SUITE 200
 WESTINGHOUSE, PA 15380

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 WESTINGHOUSE, PA 15380

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AE144
 ROOF PLAN - AREA C
 ON 10038

1 2 3 4 5



A1) ROOF PLAN - AREA E
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL ROOF SHALL BE SLOPE MINIMUM OF 1/4" PER FOOT SHALL SLOPE AWAY FROM THE CENTER OF THE ROOF. ALL ROOF SHALL SLOPE AWAY FROM THE CENTER OF THE ROOF. ALL ROOF SHALL SLOPE AWAY FROM THE CENTER OF THE ROOF.
2. ALL ROOF SHALL BE SLOPE MINIMUM OF 1/4" PER FOOT SHALL SLOPE AWAY FROM THE CENTER OF THE ROOF.
3. ALL ROOF SHALL BE SLOPE MINIMUM OF 1/4" PER FOOT SHALL SLOPE AWAY FROM THE CENTER OF THE ROOF.
4. ALL ROOF SHALL BE SLOPE MINIMUM OF 1/4" PER FOOT SHALL SLOPE AWAY FROM THE CENTER OF THE ROOF.

KEY NOTES

1. 6.5" SPW GUTTER
2. 1.5" x 1.5" SPW GUTTER
3. 8" x 8" SPW GUTTER
4. 2" x 4" REINFORCING BARS
5. 8" x 8" REINFORCING BARS
6. MECHANICAL UNIT
7. 8" x 8" PIPES
8. ROOF ACCESS SHALL REFER TO DETAIL SHEET
9. MECHANICAL UNITS SHALL BE SLOPE AWAY FROM THE CENTER OF THE ROOF
10. MECHANICAL UNITS SHALL BE SLOPE AWAY FROM THE CENTER OF THE ROOF

GRAPHIC SCALES



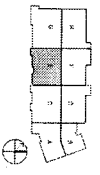
INDICATED THROUGH THE FACILITIES AUTHORITY
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WILLIAMSBURG, VA 23185

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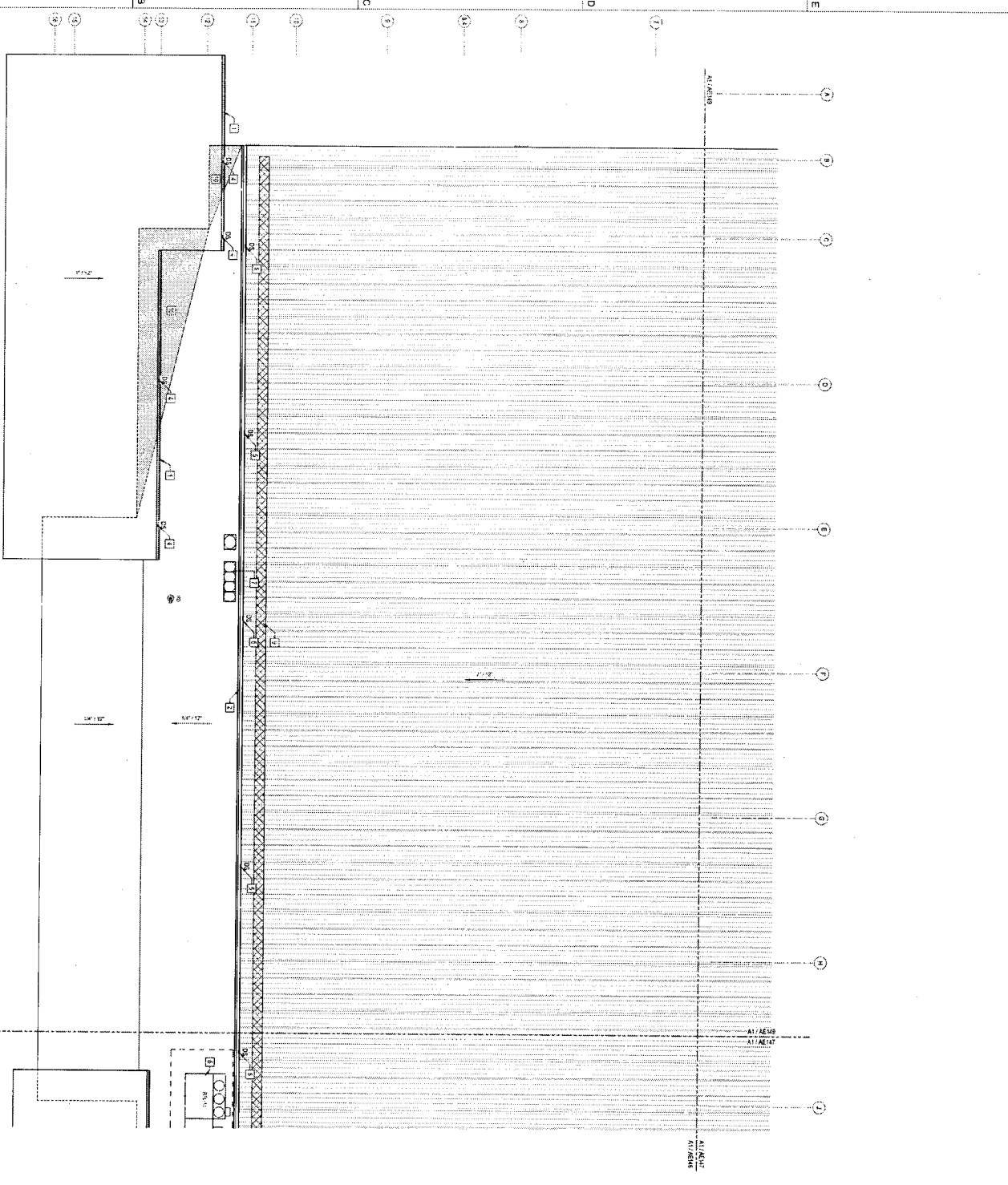


ROOF PLAN - AREA E

AE146

CN 10038

1 2 3 4 5 6



A1 ROOF PLAN - AREA G
SCALE: 1/8" = 1'-0"

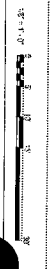
GENERAL NOTES

1. ALL ROOF DECKS TO BE 4" MINIMUM OF 1" REINFORCED CONCRETE. PROVIDE AND DETAIL REINFORCING BARS FOR ALL ROOF DECKS TO BE 4" MINIMUM OF 1" REINFORCED CONCRETE. PROVIDE AND DETAIL REINFORCING BARS FOR ALL ROOF DECKS TO BE 4" MINIMUM OF 1" REINFORCED CONCRETE. PROVIDE AND DETAIL REINFORCING BARS FOR ALL ROOF DECKS TO BE 4" MINIMUM OF 1" REINFORCED CONCRETE.
2. ALL ROOF MOUNTED EQUIPMENT SHALL HAVE TYPICAL INSULATION CHECKS INSTALLED TO MAINTAIN POSITIVE SLOPE TO ROOF.
3. ALL ROOF MOUNTED EQUIPMENT SHALL HAVE TYPICAL INSULATION CHECKS INSTALLED TO MAINTAIN POSITIVE SLOPE TO ROOF.
4. ALL LEAK SWAMP AND OVERFLOW SHALL BE COMPATIBLE WITH ROOFING.

KEY NOTES

1. 6" X 8" W.L. GUTTER
2. 11" X 8" W.L. GUTTER
3. 8" X 8" W.L. GUTTER
4. 3" X 3" RECTANGULAR MECHANICAL UNIT
5. 8" X 8" RECTANGULAR MECHANICAL UNIT
6. MECHANICAL UNIT
7. HEAVY RAISED
8. ROOF ACCESS MATCH REFER TO DETAIL SHEET 10
9. 30" DIA. CONCRETE PIPES FOR VENTILATION
10. 12" DIA. CONCRETE PIPES FOR VENTILATION

GRAPHIC SCALES



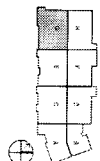
HISTORIC THOMAS RICE FACILITY AUTHORITY
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Guernsey/Tingle

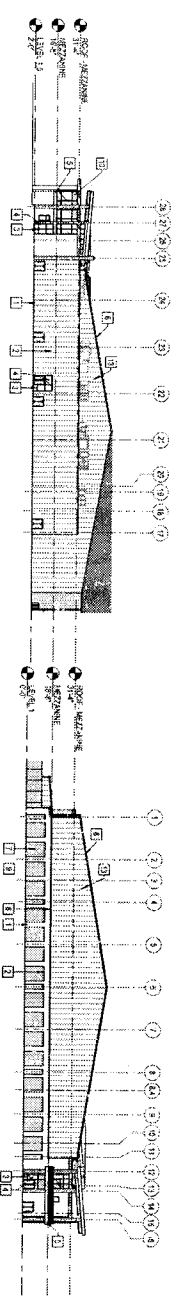
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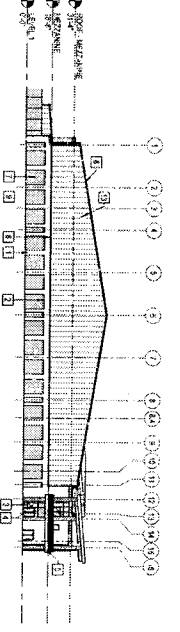


AE148

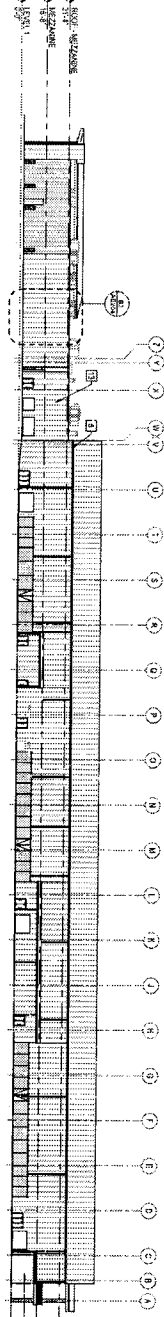
CN 10038



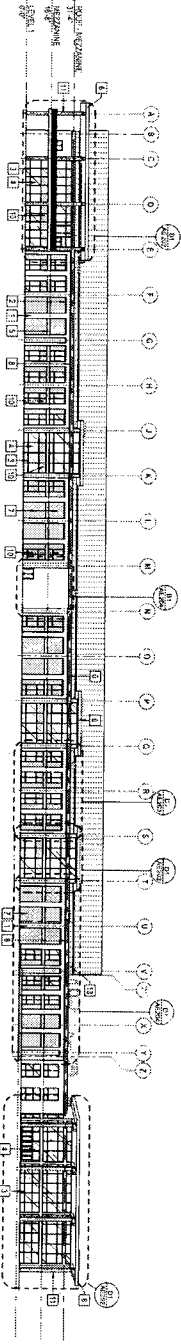
C) EAST ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"



C3) WEST ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"



B) NORTH ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"



A) SOUTH ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"

6 GENERAL NOTES

1. REFER TO SHEET A AND THE ARCHITECTURAL SYMBOLS LISTED.
2. REFER TO SHEET A AND THE ARCHITECTURAL SYMBOLS LISTED FOR SHEET A AND THE ARCHITECTURAL SYMBOLS LISTED.
3. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR ADDITIONAL INFORMATION SHOWN.
4. REFER TO AND COORDINATE WITH MECHANICAL AND ELECTRICAL FOR ALL FINISHED CEILING.
5. FOLLOW METAL DOOR, FRAME AND CASING SYSTEMS TO BE FINISHED TO MATCH EXISTING AND COORDINATE WITH METAL DOOR TO BE SELECTED BY ARCHITECT.

7) KEY NOTES

1. BRICK (REFER B-1)
2. BRICK SOLID (REFER B-1)
3. ALUMINUM STONEFRONT SYSTEM (SFS)
4. GROUND SLT
5. METAL PANEL (MPT)
6. METAL PANEL (MPT)
7. BRICK (REFER A ACCESS 1 AND 2)
8. BRICK (REFER A ACCESS 1 AND 2)
9. CONCRETE (REFER C-1)
10. SWANSON PANEL
11. ALUMINUM METAL PANEL (AMP)
12. METAL PANEL (MPT)
13. METAL PANEL (MPT)
14. METAL PANEL (MPT)
15. METAL PANEL (MPT)

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	COLOR/FINISH	REMARKS
01	BRICK	BRICK	BRICK	
02	ALUMINUM STONEFRONT SYSTEM	ALUMINUM STONEFRONT SYSTEM	ALUMINUM STONEFRONT SYSTEM	
03	GROUND SLT	GROUND SLT	GROUND SLT	
04	METAL PANEL	METAL PANEL	METAL PANEL	
05	CONCRETE	CONCRETE	CONCRETE	
06	SWANSON PANEL	SWANSON PANEL	SWANSON PANEL	
07	ALUMINUM METAL PANEL	ALUMINUM METAL PANEL	ALUMINUM METAL PANEL	
08	METAL PANEL	METAL PANEL	METAL PANEL	
09	METAL PANEL	METAL PANEL	METAL PANEL	
10	METAL PANEL	METAL PANEL	METAL PANEL	
11	METAL PANEL	METAL PANEL	METAL PANEL	
12	METAL PANEL	METAL PANEL	METAL PANEL	
13	METAL PANEL	METAL PANEL	METAL PANEL	
14	METAL PANEL	METAL PANEL	METAL PANEL	
15	METAL PANEL	METAL PANEL	METAL PANEL	

GRAPHIC SCALES



HISTORIC TRAINING AND FACILITIES AUTHORITY
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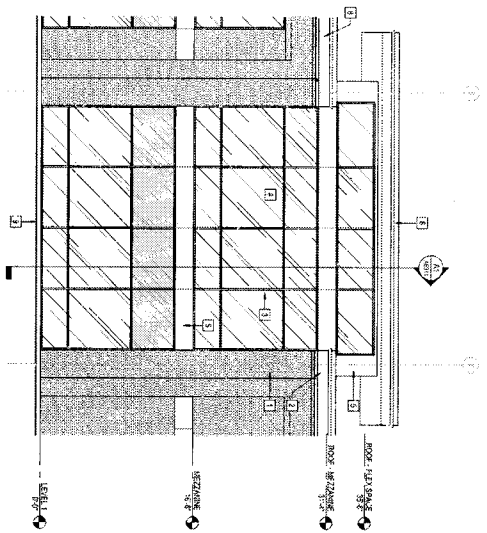
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 WILLIAMSBURG, VA 23185
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NOVEMBER 24, 2015
**356 COMPREHENSIVE
 AGREEMENT DOCUMENTS**

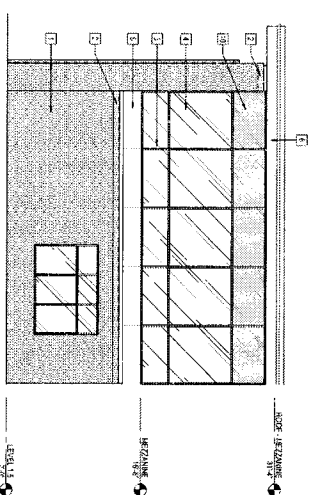
OVERALL EXTERIOR
 ELEVATIONS

AE201

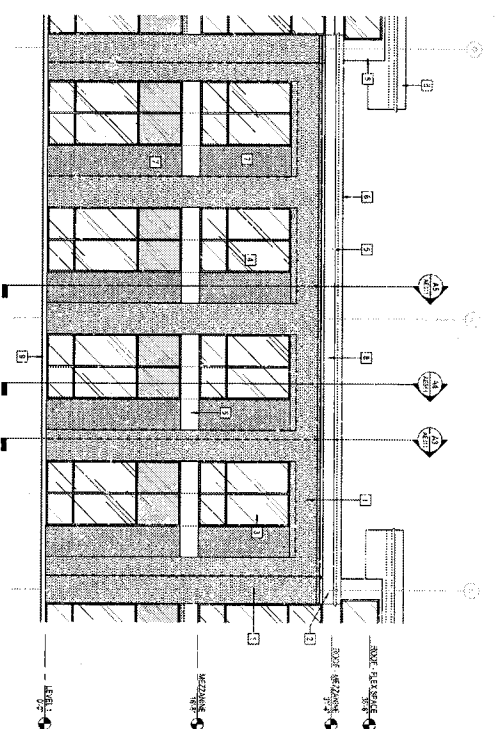
CM 10038



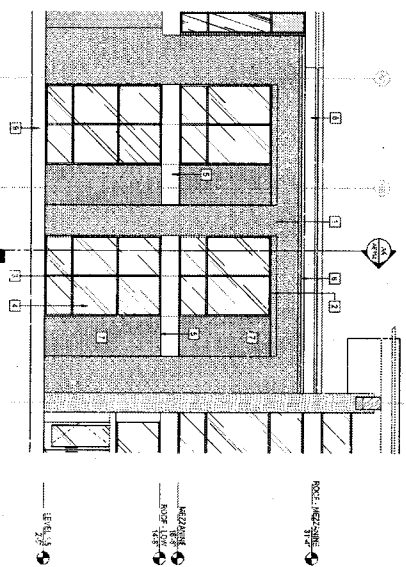
D1) ELEVATION - TYPICAL POP-UP
SCALE 3/8" = 1'-0"



B1) ELEVATION - CONFERENCE ROOM
SCALE 3/8" = 1'-0"



D3) ELEVATION
SCALE 3/8" = 1'-0"



B3) ELEVATION - LOBBY
SCALE 3/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET JAN: FOR ARCHITECTURAL SYMBOLS & LEGEND
2. REFER TO SHEETS A-F FOR ARCHITECTURAL WALL ELEVATIONS AND SKELETAL FLOOR LEVELS ELEVATIONS
3. REFER TO AND CORRELATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR COORDINATION
4. REFER TO ARCHITECTURAL, MECHANICAL AND LANDSCAPING DRAWINGS
5. HOLLOW METAL CORNER FINISHES AND EXPANDED TIE LIMITS TO BE IN ACCORDANCE WITH AIAA-1013.5 AND AIAA-1013.6
6. HOLLOW METAL CORNER FINISHES AND EXPANDED TIE LIMITS TO BE IN ACCORDANCE WITH AIAA-1013.5 AND AIAA-1013.6

KEY NOTES

1. BRICK CORNER BR1
2. BRICK SOLID CORNER BR2
3. ALUMINA STAINLESS STEEL BR3
4. GLAZING G1
5. METAL PANEL BR4
6. METAL PANEL BR4 (1)
7. BRICK VENEER 3 (SECTIONS 1' FROM)
8. BRICK VENEER CORNER BR1
9. SPECIAL PAINT CM1 (1)
10. SPANDREL PANEL
11. BRICK VENEER METAL PANEL BR5
12. METAL PANEL ACCESS BR6
13. INSULATED METAL PANEL BR7
14. INSULATED METAL PANEL BR8
15. INSULATED METAL PANEL BR9

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	COMPLIANCE	REMARKS
BR1	BRICK CORNER	CLARK Nexsen	AIAA-1013.5	
BR2	BRICK SOLID CORNER	CLARK Nexsen	AIAA-1013.5	
BR3	ALUMINA STAINLESS STEEL	CLARK Nexsen	AIAA-1013.5	
BR4	METAL PANEL	CLARK Nexsen	AIAA-1013.5	
BR5	BRICK VENEER METAL PANEL	CLARK Nexsen	AIAA-1013.5	
BR6	METAL PANEL ACCESS	CLARK Nexsen	AIAA-1013.5	
BR7	INSULATED METAL PANEL	CLARK Nexsen	AIAA-1013.5	
BR8	INSULATED METAL PANEL	CLARK Nexsen	AIAA-1013.5	
BR9	INSULATED METAL PANEL	CLARK Nexsen	AIAA-1013.5	
G1	GLAZING	CLARK Nexsen	AIAA-1013.5	
CM1	SPECIAL PAINT	CLARK Nexsen	AIAA-1013.5	

GRAPHIC SCALES



ARCHITECTURAL RENDERING AND GRAPHICS
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1100 WEST GATEWAY AVENUE
WILLIAMSBURG, VA 23185
TEL: (804) 223-7777

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GuernseyTingle

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NOVEMBER 28, 2023
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EXTERIOR ELEVATIONS

AE203

CONTRACT NO. CN 10038

NATIONAL TRACK AND FACILITIES AUTHORITY
**WILLIAMSBURG
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ONE HUNTERS DRIVE
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GENERAL CONTRACTOR
5000 WOODBURN AVENUE, SUITE 100
FALLS CHURCH, VA 22044
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WWW.GUERNSEYTINGLE.COM

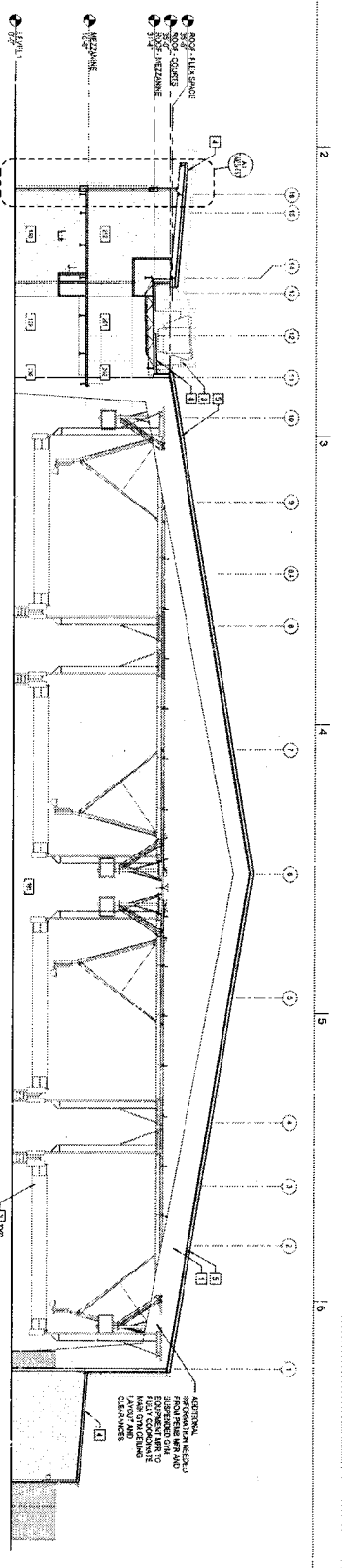
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MECHANICAL ENGINEERING & BUILDING
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TEL: (703) 441-9000
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NOVEMBER 29, 2013
55% COMPREHENSIVE
AGREEMENT DOCUMENTS

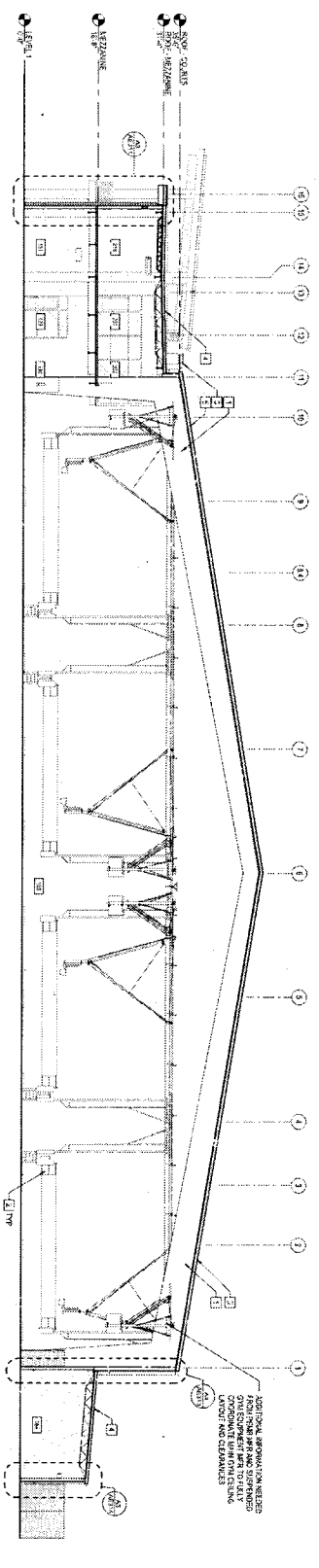
BUILDING SECTIONS

AE301

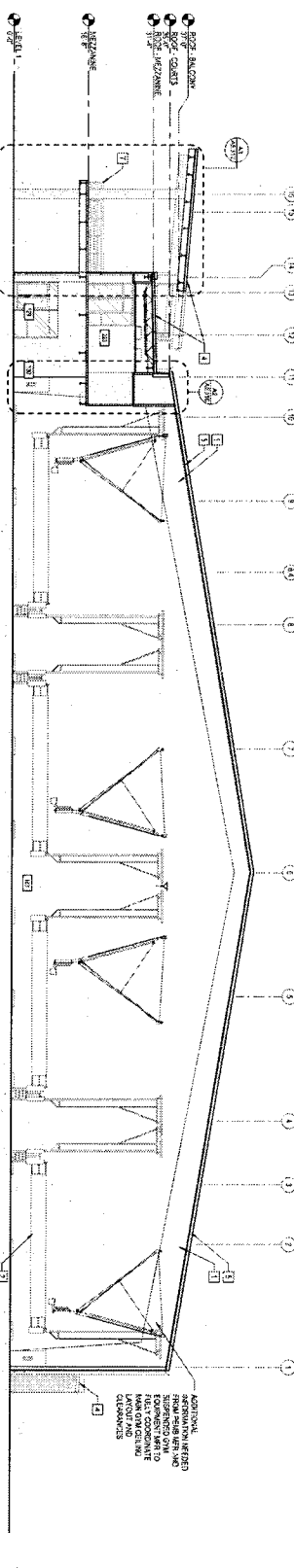
CN 10038



01 BUILDING SECTION - NS - GYM & FLEX SPACE
SCALE: 3/8" = 1'-0"



B1 BUILDING SECTION - NS - GYM & LOW-ROOF MEZZANINE
SCALE: 3/8" = 1'-0"



C1 BUILDING SECTION - NS - GYM & BALCONY
SCALE: 3/8" = 1'-0"

- KEY NOTES**
1. SHIP STRUCTURE, 10% COMPONENT
 2. SUPPLEMENT TO BE COMPLETED
 3. MECHANICAL UNIT
 4. THUNDERBOLT ROOF ASSEMBLY
 5. FINISH DETAILING FOR CEILING, INTERIORS, WALLS, FLOOR, CEILING, ROOF STRUCTURE
 6. ROOF ACCESS HATCH
 7. EXTERIOR BALCONY RAILINGS

GRAPHIC SCALES



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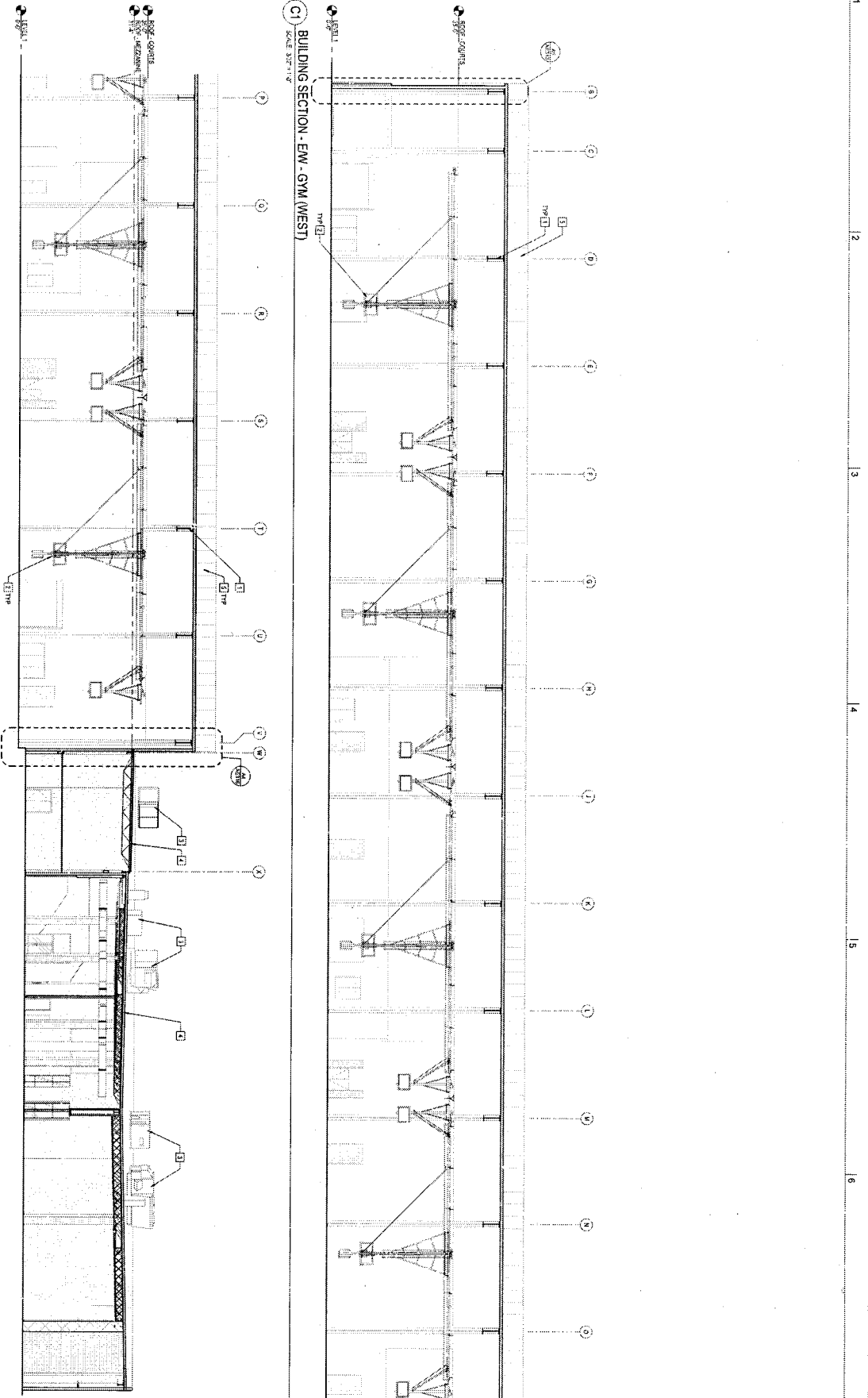
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NOVEMBER 29, 2023
**35% COMPREHENSIVE
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BUILDING SECTIONS

AE303

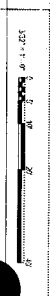
NOVEMBER 29, 2023
SHEET NO. 03
OF 03
ON 10/38



KEY NOTES

1. REINFORCED CONCRETE TO BE CONFINED
2. SUSPENDED CEILING TO BE COMPLETED
3. MECHANICAL UNIT
4. TRUSS BRACKET ROOF ASSEMBLY
5. STANDING SEAM METAL ROOF ASSEMBLY WITH PERFORATED METAL LINER PANEL ON INTERIOR ROOF FRAMING
6. ROOF ACCESS HATCH
7. EXTERIOR BALCONY RAILING

GRAPHIC SCALES



HISTORIC PRESERVATION REQUIREMENTS
WILLIAMSBURG
SPORTS AND EVENTS
CENTER

CLARK Nexsen
 ARCHITECTURAL FIRM, LLC
 200 N. 10TH ST.
 SUITE 100
 WILLIAMSBURG, VA 23185
 757-835-3333
 clarknexsen.com

Guernsey/Tighe
 ARCHITECTS
 101 N. 10TH ST.
 SUITE 100
 WILLIAMSBURG, VA 23185
 757-835-3333
 guernseytighe.com

m.e.b.
 ARCHITECTS
 101 N. 10TH ST.
 SUITE 100
 WILLIAMSBURG, VA 23185
 757-835-3333
 meb.com

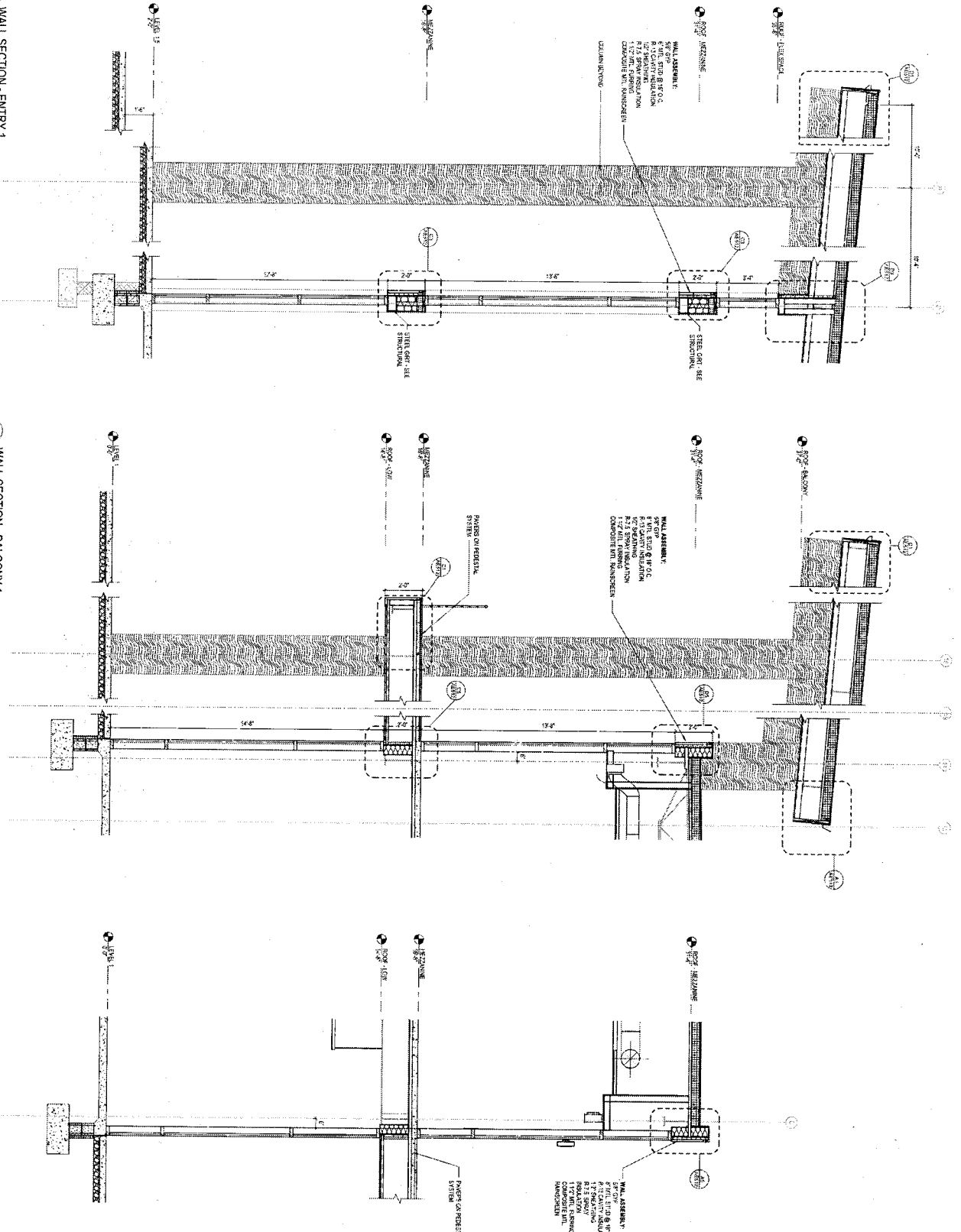
ADOPTED BY RESOLUTION NO. 2011-01
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS

NO. 1	WALL SECTION - ENTRY 1
NO. 2	WALL SECTION - BALCONY 1
NO. 3	WALL SECTION - BALCONY 2

EXTERIOR WALL SECTIONS

AE312

DATE: 08/11/11
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NO: CM 10038



A1 WALL SECTION - ENTRY 1
 SCALE: 1/2" = 1'-0"

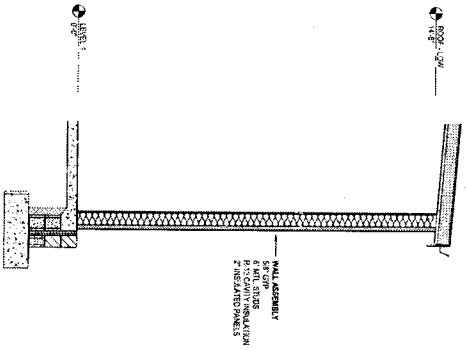
A3 WALL SECTION - BALCONY 1
 SCALE: 1/2" = 1'-0"

A5 WALL SECTION - BALCONY 2
 SCALE: 1/2" = 1'-0"

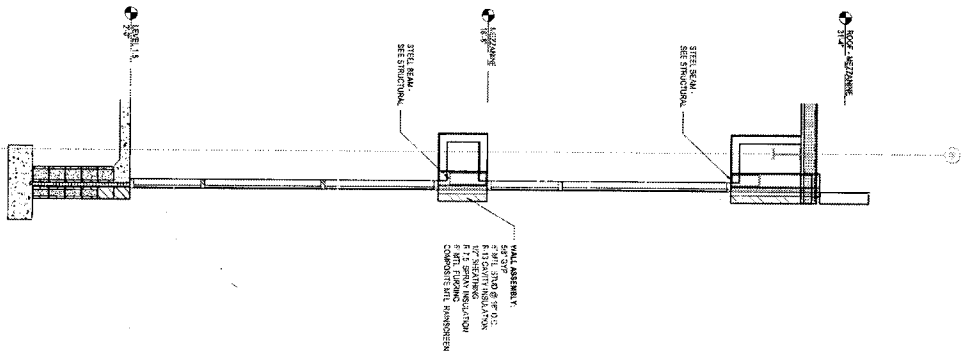
GRAPHIC SCALE(S)



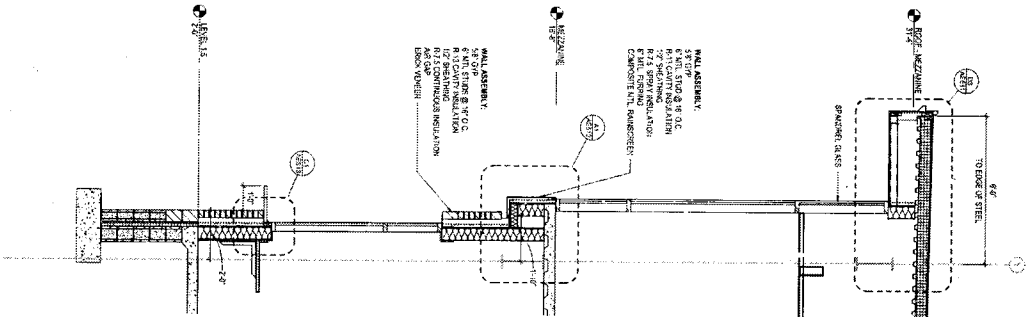
A5 WALL SECTION - STORAGE
 SCALE: 1/8" = 1'-0"



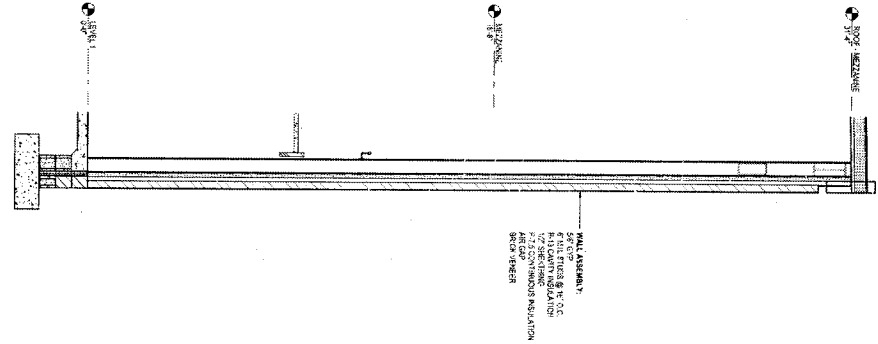
A4 WALL SECTION - LOBBY
 SCALE: 1/8" = 1'-0"



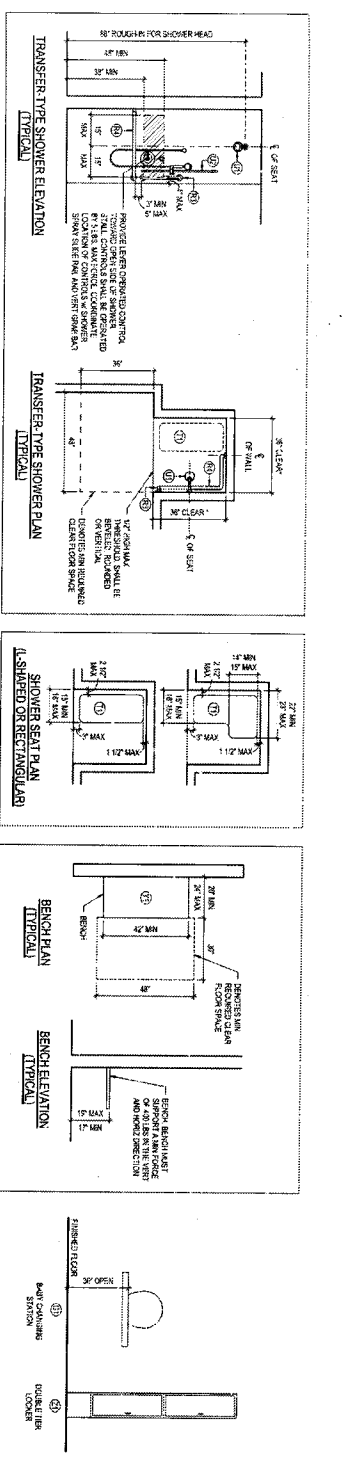
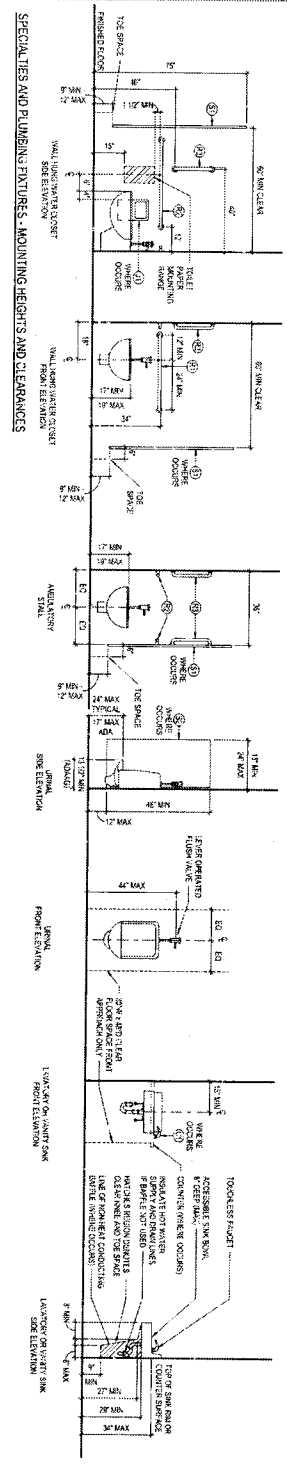
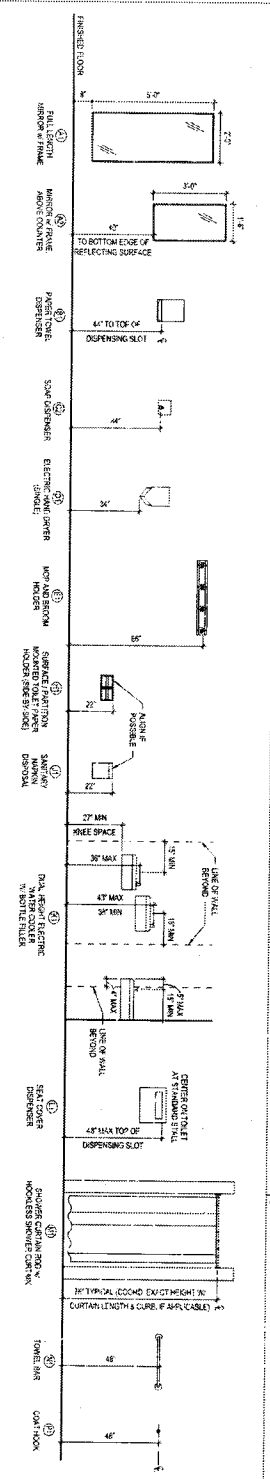
A3 WALL SECTION - CONFERENCE
 SCALE: 1/8" = 1'-0"



A1 WALL SECTION - STAIR
 SCALE: 1/8" = 1'-0"



1
2
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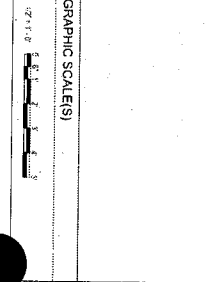
- GENERAL NOTES**
1. SHOWERS AND BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 2. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 3. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 4. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 5. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
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 7. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 8. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
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 10. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 11. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 12. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 13. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 14. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 15. ALL BATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.

- TOILET ACCESSORY KEYNOTES**
- A1. FULL LENGTH MIRROR - FRAME
 - A2. FULL WIDTH 4" HIGH PLATE GLASS MIRROR - FRAME AND JAMB
 - A3. SIDE-CET MOUNTED MIRROR TONEL DISPENSER
 - A4. SIDE-CET MOUNTED SOAP DISPENSER
 - A5. ELECTRIC HAND DRYER (SHOULD)
 - A6. HORN AND BENCH MOUNTED
 - A7. BENCH MOUNTED ATTACH
 - A8. SURFACE MOUNTED TOILET PAPER HOLDER (SEE FINISH)
 - A9. SURFACE MOUNTED TOILET PAPER HOLDER (SEE FINISH)
 - A10. SURFACE MOUNTED TOILET PAPER HOLDER (SEE FINISH)
 - A11. SURFACE MOUNTED TOILET PAPER HOLDER (SEE FINISH)
 - A12. SURFACE MOUNTED TOILET PAPER HOLDER (SEE FINISH)
 - A13. SURFACE MOUNTED TOILET PAPER HOLDER (SEE FINISH)
 - A14. SURFACE MOUNTED TOILET PAPER HOLDER (SEE FINISH)
 - A15. SURFACE MOUNTED TOILET PAPER HOLDER (SEE FINISH)

- GENERAL NOTES**
1. SEE SPECIFICATIONS FOR SYMBOLS, DIMENSIONS, FINISHES, ETC.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL CITY, COUNTY AND STATE REGULATIONS.
 3. REFER TO ARCHITECT'S NOTES FOR LOCATION OF HOLE BILLS, DIMENSIONS, ETC.
 4. REFER TO ARCHITECT'S NOTES FOR LOCATION OF HOLE BILLS, DIMENSIONS, ETC.
 5. REFER TO ARCHITECT'S NOTES FOR LOCATION OF HOLE BILLS, DIMENSIONS, ETC.
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- GENERAL NOTES**
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 6. REFER TO ARCHITECT'S NOTES FOR LOCATION OF HOLE BILLS, DIMENSIONS, ETC.



WILLIAMSBURG SPORTS AND EVENTS CENTER

CLARK KNEXSEN
 400 WEST 10TH STREET, SUITE 100
 WASHINGTON, DC 20004
 TEL: 202-462-1000
 WWW.CLARKKNEXSEN.COM

Guernsey/Tingle
 1000 RICHMOND AVENUE, SUITE 100
 WASHINGTON, DC 20001
 TEL: 202-462-1000
 WWW.GUERNSEYTINGLE.COM

m.e.b.
 400 WEST 10TH STREET, SUITE 100
 WASHINGTON, DC 20004
 TEL: 202-462-1000
 WWW.MEB.COM

GRAPHIC SCALES

1/8" = 1'-0"

1/4" = 1'-0"

1/2" = 1'-0"

CONTRACT NO. 10038

DATE: 10/13/18

PROJECT: WILLIAMSBURG SPORTS AND EVENTS CENTER

35% COMPLETION AGREEMENT DOCUMENT

SPECIALTIES AND PLUMBING FIXTURES - MOUNTING HEIGHTS AND CLEARANCES

AE401

GENERAL NOTES

HARDY HOWELL REC. FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 2015-2016
 800-567-7800 ext. 2115

CLARK Nexsen
 671 NORTH WILSON STREET
 SUITE 200
 WILLIAMSBURG, VA 23185
 757-835-5000

Gil
GuernseyTingle
 10000 WILSON AVENUE
 SUITE 100
 WILLIAMSBURG, VA 23185
 757-835-5000

m|e|b
 10000 WILSON AVENUE
 SUITE 100
 WILLIAMSBURG, VA 23185
 757-835-5000

NOVEMBER 28, 2013
 5% COMPREHENSIVE
 AGREEMENT DOCUMENTS

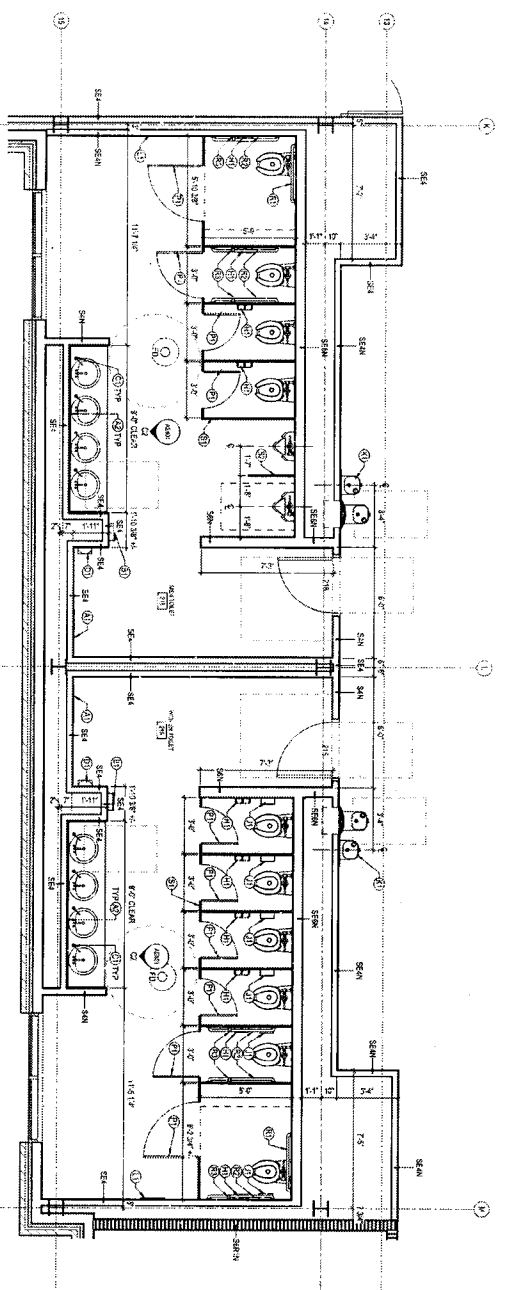
ENLARGED PLANS - TOILET
 ROOMS

AE403

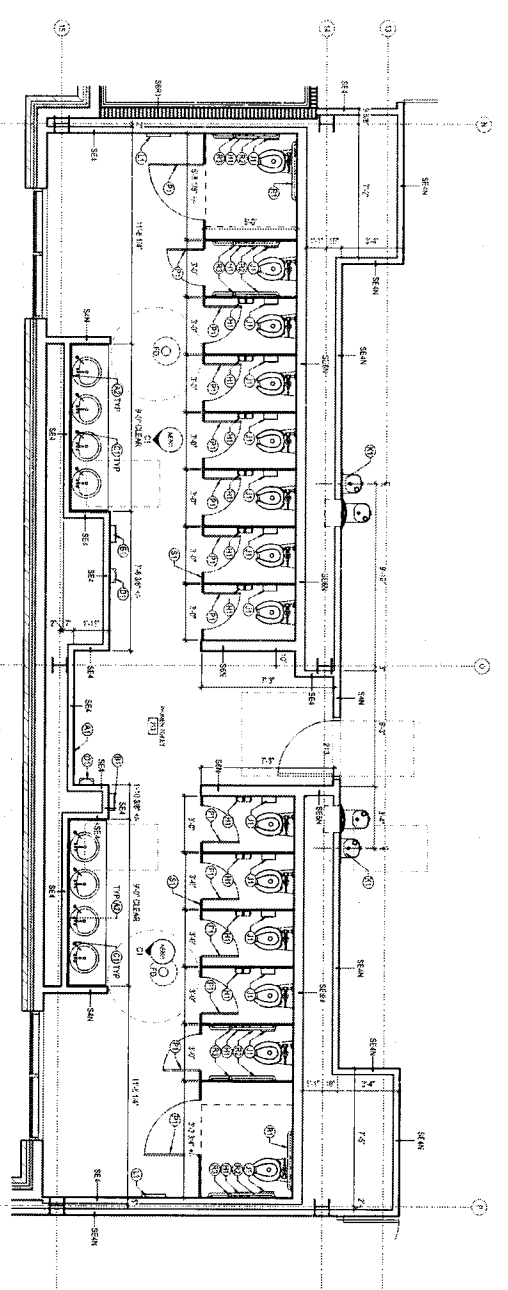
GRAPHIC SCALES



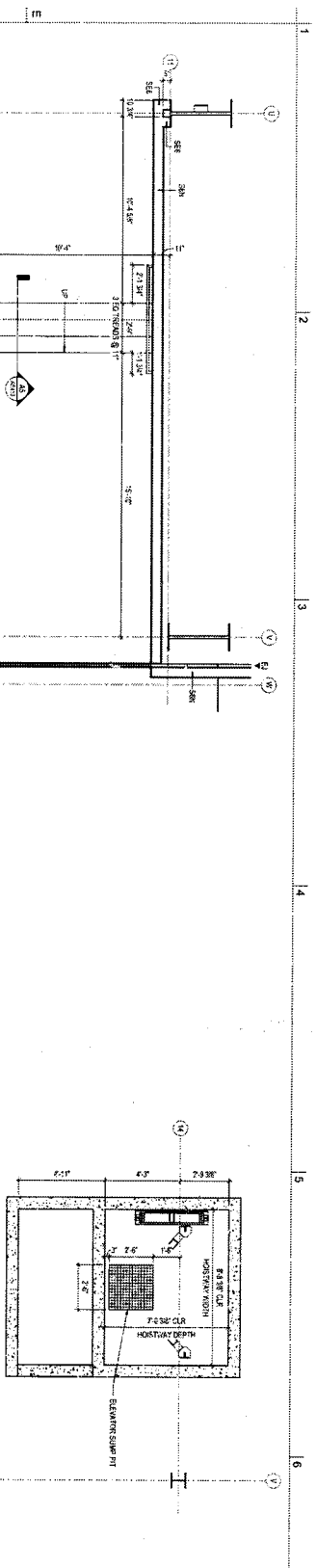
DATE: 11/28/13
 DRAWN: JAC
 CHECKED: JAC
 PROJECT: CN 10038



C1 ENLARGED TOILET PLAN - MEZZANINE - 215, 216
 SCALE: 3/8" = 1'-0"

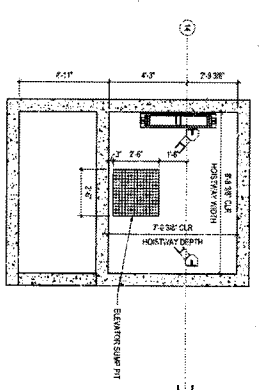


A1 ENLARGED TOILET PLAN - MEZZANINE - WOMEN TOILET 213
 SCALE: 3/8" = 1'-0"

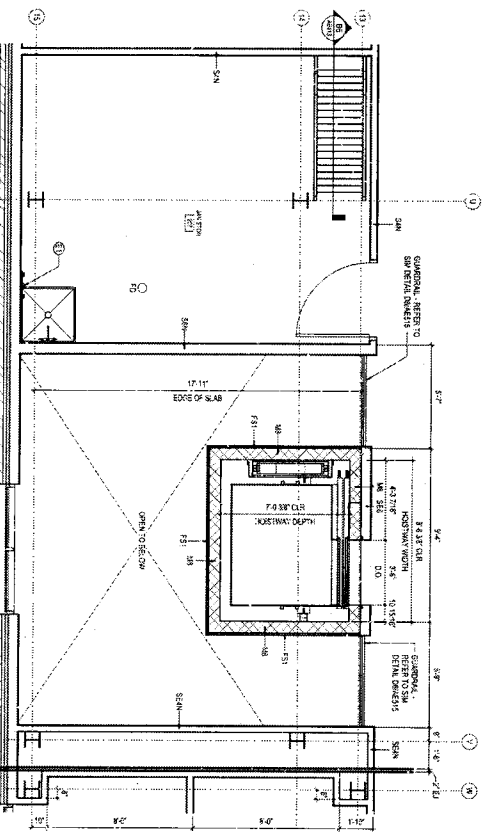


C1 ENLARGED PLAN - LEVEL 1 - ELEVATOR STAIR AND RAMP
SCALE: 3/8" = 1'-0"

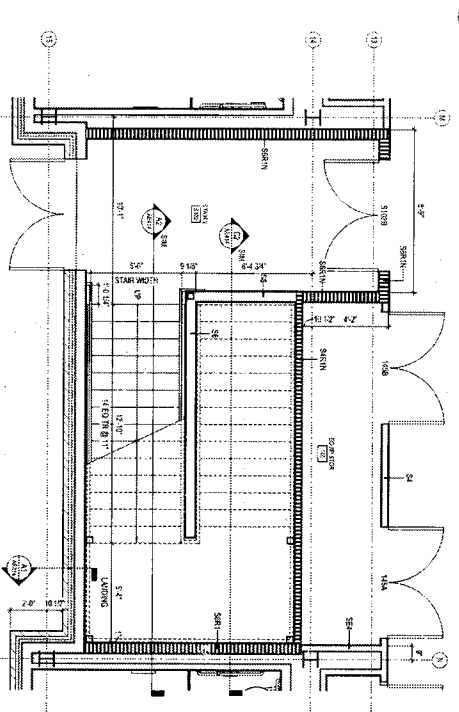
E4 ENLARGED PLAN - ELEVATOR PIT
SCALE: 3/8" = 1'-0"



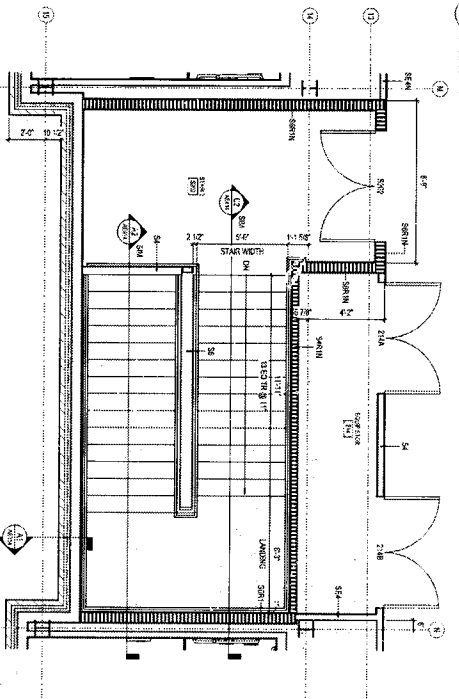
C3 ENLARGED PLAN - MEZZANINE - ELEVATOR
SCALE: 3/8" = 1'-0"



A1 ENLARGED PLAN - LEVEL 1 - STAIR 2
SCALE: 3/8" = 1'-0"



A3 ENLARGED PLAN - MEZZANINE - STAIR 2
SCALE: 3/8" = 1'-0"



HONORABLE BOARD OF DIRECTORS AUTHORITY
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 100 W. MARKET STREET, SUITE 100
 WILLIAMSBURG, VA 23187

CLARK Nexsen
 ARCHITECTS
 400 NORTH BERRY STREET, SUITE 400
 WILLIAMSBURG, VA 23187
 TEL: 757.833.8800
 WWW.CLARKNEXSEN.COM

GuernseyTingle
 ENGINEERS
 100 W. MARKET STREET, SUITE 100
 WILLIAMSBURG, VA 23187
 TEL: 757.833.8800
 WWW.GUERNSEYTINGLE.COM

mcb
 MECHANICAL CONTRACTORS
 100 W. MARKET STREET, SUITE 100
 WILLIAMSBURG, VA 23187
 TEL: 757.833.8800
 WWW.MCB-COM.COM

Revised 2013
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS

ENLARGED PLANS - STAIR AND
 ELEVATOR

AE411

NO. 10038
 10/10/13
 CN 10038

HISTORIC BUILDING FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185

CLARK Nexsen
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
 757-533-1100
 www.clarknexsen.com

GuernseyTrinkle
 INTERIOR DESIGN
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
 757-533-1100
 www.guernseytrinkle.com

m.e.b.
 CONSULTING ENGINEERS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
 757-533-1100
 www.meb.com

DATE: 08.28.2013
**356 COMPREHENSIVE
 AGREEMENT DOCUMENTS**

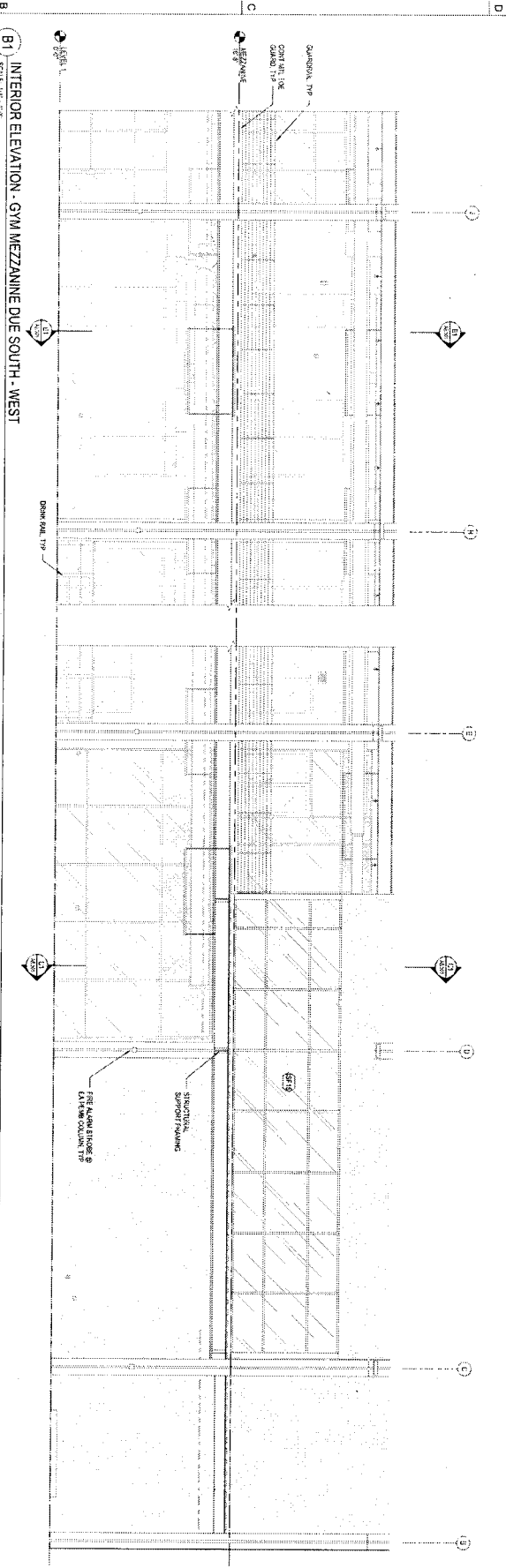
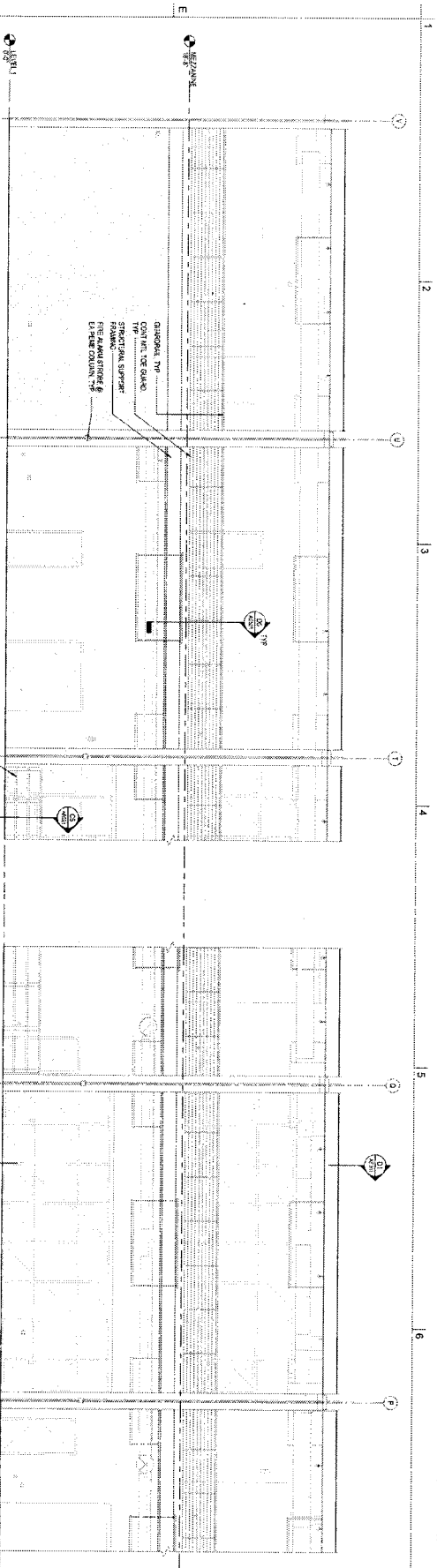
NO. 1	GENERAL NOTES
NO. 2	SECTION 2100 - FINISHES
NO. 3	SECTION 2200 - PAINTS AND COATINGS
NO. 4	SECTION 2300 - GLASS AND GLAZING
NO. 5	SECTION 2400 - METALS
NO. 6	SECTION 2500 - MASONRY
NO. 7	SECTION 2600 - MECHANICAL ELECTRICAL PLUMBING
NO. 8	SECTION 2700 - FURNITURE, FIXTURES, AND EQUIPMENT
NO. 9	SECTION 2800 - TELECOMMUNICATIONS
NO. 10	SECTION 2900 - SIGNAGE
NO. 11	SECTION 3100 - STRUCTURAL STEEL
NO. 12	SECTION 3200 - CONCRETE
NO. 13	SECTION 3300 - SOILS
NO. 14	SECTION 3400 - EXTERIOR WALLS
NO. 15	SECTION 3500 - ROOFING
NO. 16	SECTION 3600 - EXTERIOR FINISHES
NO. 17	SECTION 3700 - EXTERIOR FURNITURE, FIXTURES, AND EQUIPMENT
NO. 18	SECTION 3800 - EXTERIOR LIGHTING
NO. 19	SECTION 3900 - EXTERIOR SITES
NO. 20	SECTION 4000 - EXTERIOR WALLS
NO. 21	SECTION 4100 - EXTERIOR ROOFING
NO. 22	SECTION 4200 - EXTERIOR FINISHES
NO. 23	SECTION 4300 - EXTERIOR FURNITURE, FIXTURES, AND EQUIPMENT
NO. 24	SECTION 4400 - EXTERIOR LIGHTING
NO. 25	SECTION 4500 - EXTERIOR SITES

INTERIOR ELEVATIONS

AE421

DATE: 08.28.2013
 SCALE: 1/8" = 1'-0"
 ON 10038

GRAPHIC SCALE(S)



A

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1 2 3 4 5 6

HISTORIC PARKADE RE-USE FACILITY AUTHORITY
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
1000 COMMONWEALTH AVENUE
WILLIAMSBURG, VA 23187
757.536.1234

CLARK Nexsen
425 MARKET STREET, SUITE 400
WILLIAMSBURG, VA 23186
757.536.5900

GuernseyTingle
ARCHITECTS
1000 COMMONWEALTH AVENUE
WILLIAMSBURG, VA 23187

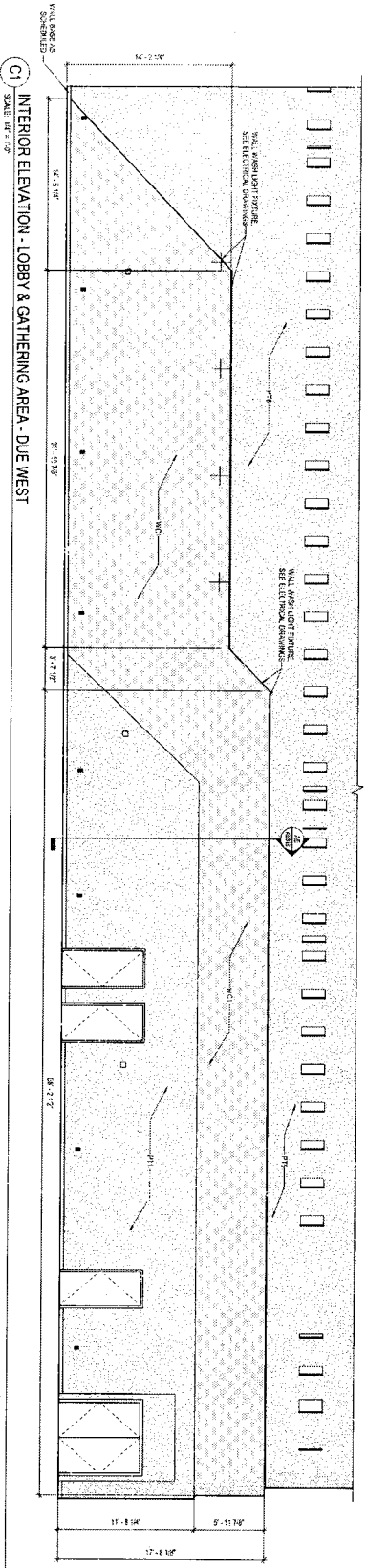
mab
1000 COMMONWEALTH AVENUE
WILLIAMSBURG, VA 23187
757.536.5900

NOVEMBER 2023
55% COMPREHENSIVE
AGREEMENT DOCUMENTS

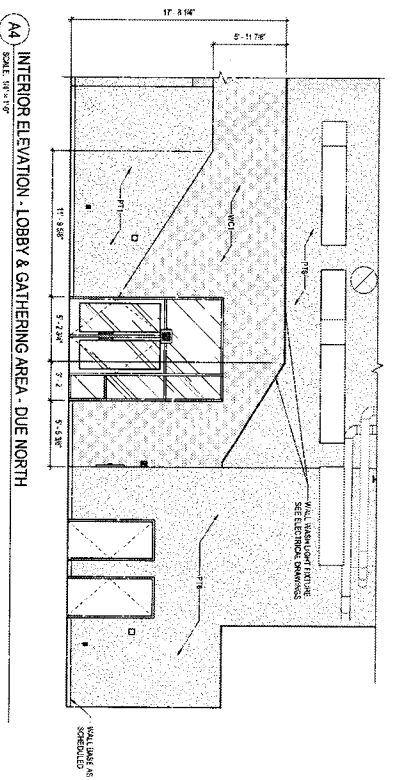
INTERIOR ELEVATIONS

AE423

DATE: 11/15/23
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1/8" = 1'-0"
CN 10038



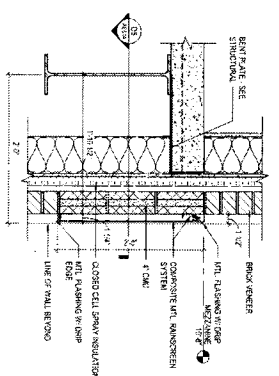
C1
INTERIOR ELEVATION - LOBBY & GATHERING AREA - DUE WEST
SCALE: 1/8" = 1'-0"



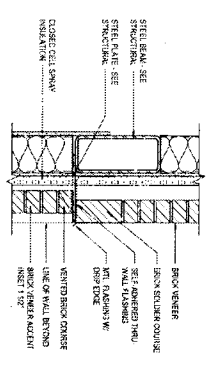
A4
INTERIOR ELEVATION - LOBBY & GATHERING AREA - DUE NORTH
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. FOR FINISH SCHEDULES AND PANELS, SEE INTERIOR FINISH SCHEDULE AND ELECTRICAL SCHEDULE.

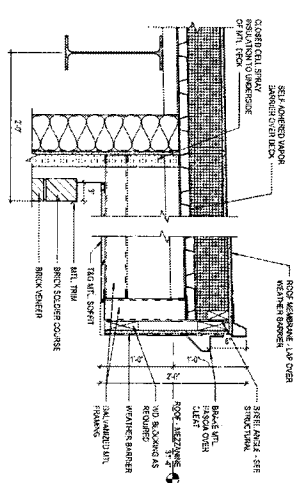
GRAPHIC SCALES
1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"



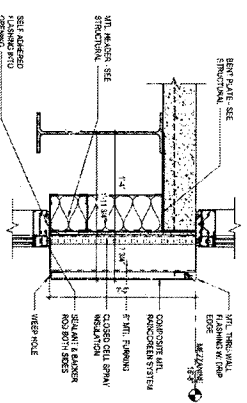
D1 SECTION DETAIL - PANEL
 SCALE: 1/2" = 1'-0"



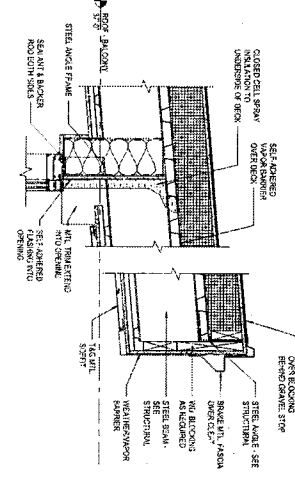
C1 SECTION DETAIL - BRICK LINTEL
 SCALE: 1/2" = 1'-0"



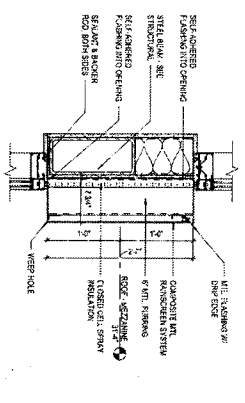
D3 SECTION DETAIL - OVERHANG
 SCALE: 1/2" = 1'-0"



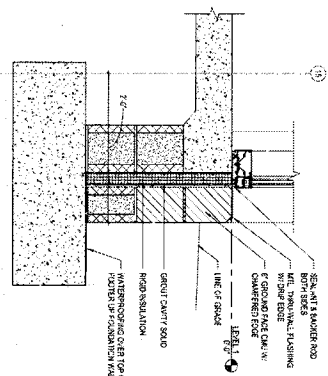
C3 SECTION DETAIL - FLOOR BREAK
 SCALE: 1/2" = 1'-0"



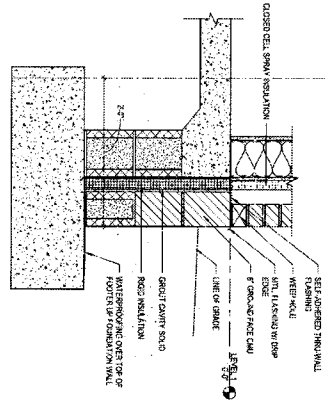
D5 SECTION DETAIL - OVERHANG POP-UP
 SCALE: 1/2" = 1'-0"



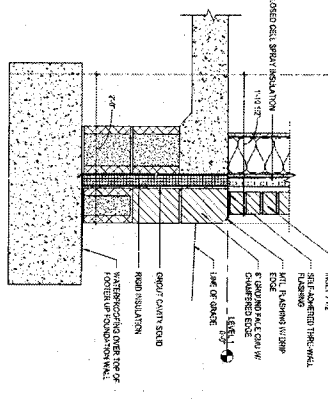
C5 SECTION DETAIL - POP-UP BEAM
 SCALE: 1/2" = 1'-0"



A1 SECTION DETAIL - FOUNDATION
 SCALE: 1/2" = 1'-0"



A3 SECTION DETAIL - FOUNDATION 2
 SCALE: 1/2" = 1'-0"



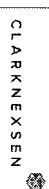
A5 SECTION DETAIL - FOUNDATION 3
 SCALE: 1/2" = 1'-0"



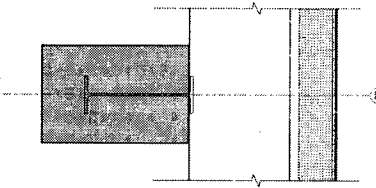
AE511

EXTERIOR SECTION DETAILS

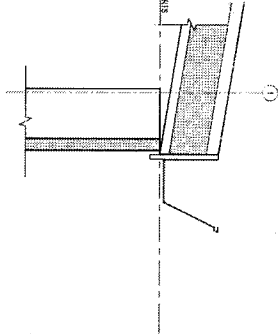
NOVEMBER 28, 2011
 5% COMPREHENSIVE
 AGREEMENT DOCUMENTS



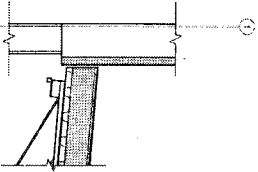
WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER



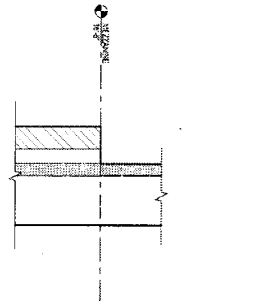
D5) SECTION DETAIL - FAUX WOOD BEAM
 SCALE: 1/8" = 1'-0"



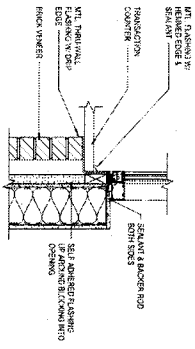
D3) SECTION DETAIL - PEBBLED FAWN
 SCALE: 1/8" = 1'-0"



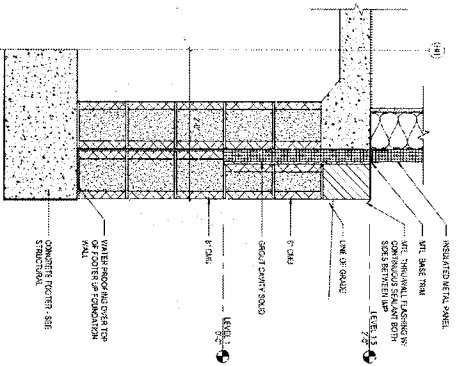
C3) SECTION DETAIL - PEBBLED FAWN WALL TO ROOF
 SCALE: 1/8" = 1'-0"



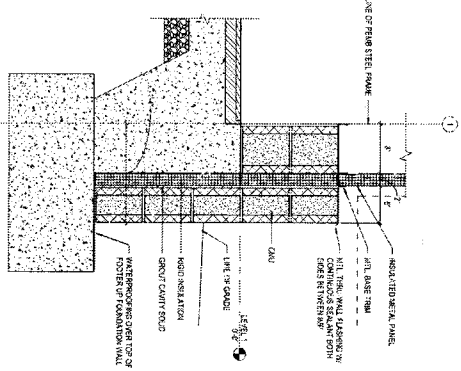
C5) SECTION DETAIL - PEBBLED BRICK TO IMP
 SCALE: 1/8" = 1'-0"



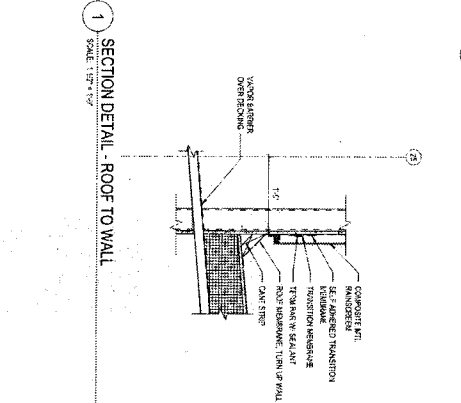
D1) SECTION DETAIL - HUB PARAPET
 SCALE: 1/8" = 1'-0"



C1) SECTION DETAIL - TRANSACTION WINDOW
 SCALE: 1/8" = 1'-0"

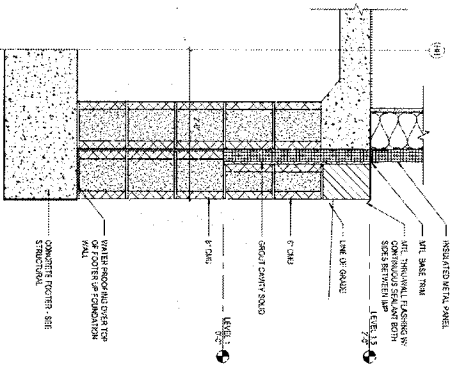


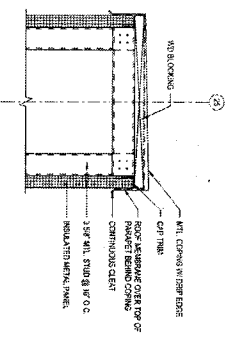
A3) SECTION DETAIL - FOUNDATION PEBBLED FAWN
 SCALE: 1/8" = 1'-0"



1) SECTION DETAIL - ROOF TO WALL
 SCALE: 1/8" = 1'-0"

A1) SECTION DETAIL - FOUNDATION HUB
 SCALE: 1/8" = 1'-0"





SECTION DETAIL - WING WALL PARAPET
 SCALE: 1/4" = 1'-0"

1 2 3 4 5 6 7 8

INDIANO TERRACAZZ FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 10750-010000 & 10000
 10750-010000 07/2015

CLARK Nexsen

10750-010000 & 10000
 10750-010000 07/2015

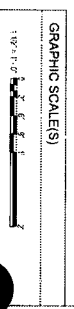
Gil
 Guernsey/Tingle
 10750-010000 & 10000

mcb
 10750-010000 & 10000
 10750-010000 07/2015

NOVEMBER 24, 2015
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 AGREEMENT DOCUMENTS

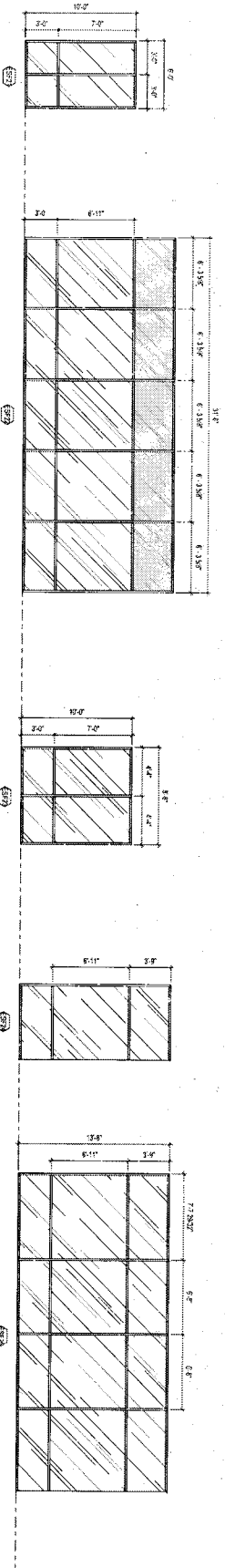
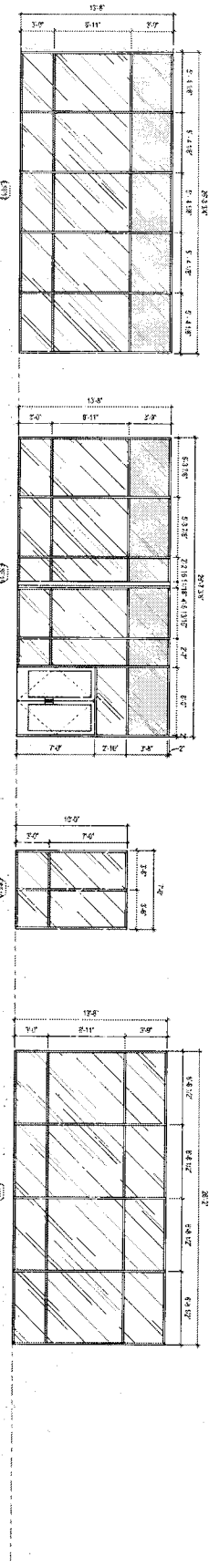
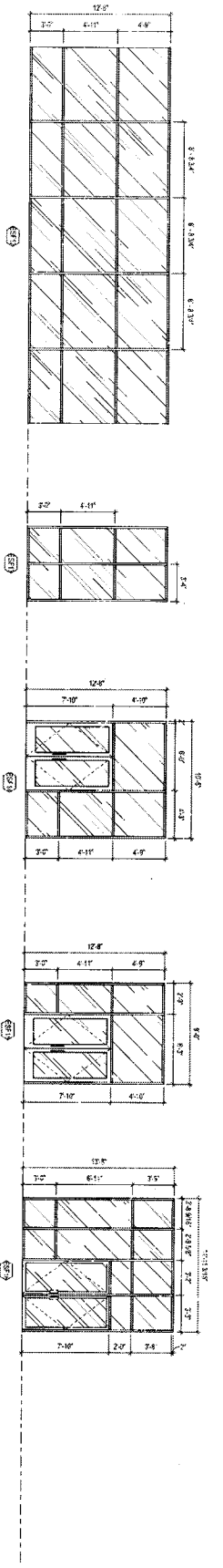
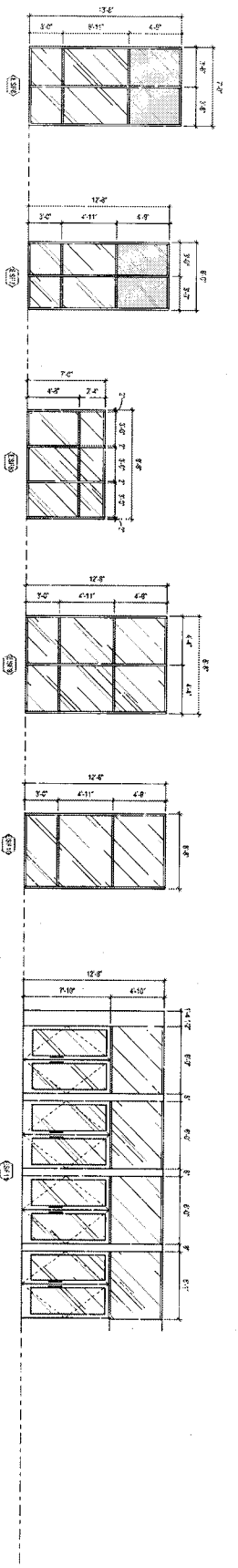
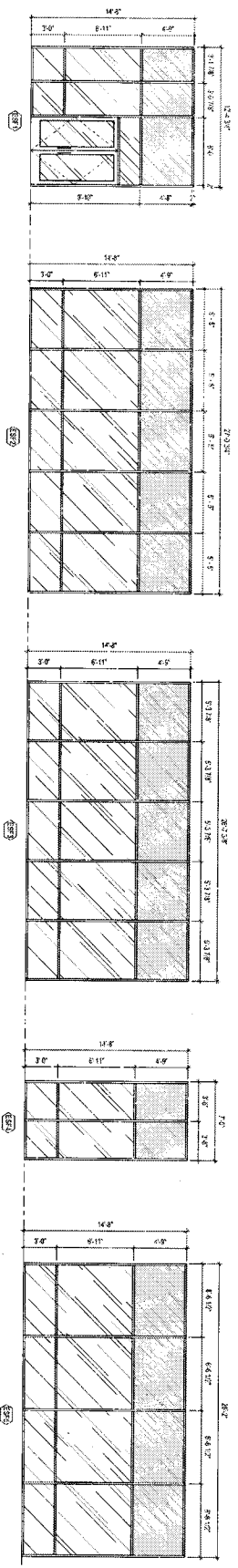
EXTERIOR SECTION DETAILS

AE515



10750-010000 & 10000
 10750-010000 07/2015
 CN 10038

1 2 3 4 5 6



WILKINS TRUMP (AEC) ARCHITECTS
**WILLMSBURG
 SPORTS AND EVENTS
 CENTER**
 1000 WEST MAIN STREET
 WILLMSBURG, VA 22187

CLARKNEXSEN
 ARCHITECTS
 1000 WEST MAIN STREET
 WILLMSBURG, VA 22187

Gill
 GuernseyTingle
 ARCHITECTS
 1000 WEST MAIN STREET
 WILLMSBURG, VA 22187

m.e.b.
 ARCHITECTS
 1000 WEST MAIN STREET
 WILLMSBURG, VA 22187

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STOREFRONT AND
 CURTAINWALL ELEVATIONS,
 EXTERIOR
AET02

GRAPHIC SCALES
 1/8" = 1'-0"
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CLARK Nexsen
 ARCHITECTS
 400 NORTH BRIDGE STREET, SUITE 100
 WILLIAMSBURG, VIRGINIA 23187
 TEL: 757.833.8000
 WWW.CLARKNEXSEN.COM

GTI
Guernsey/Tinple
 ARCHITECTS
 1000 UNIVERSITY DRIVE, SUITE 100
 WILLIAMSBURG, VIRGINIA 23187
 TEL: 757.833.8000
 WWW.GTIARCHITECTS.COM

REVISED 04.2023
**35% COMPREHENSIVE
 AGREEMENT DOCUMENTS**

CASEWORK ELEVATIONS

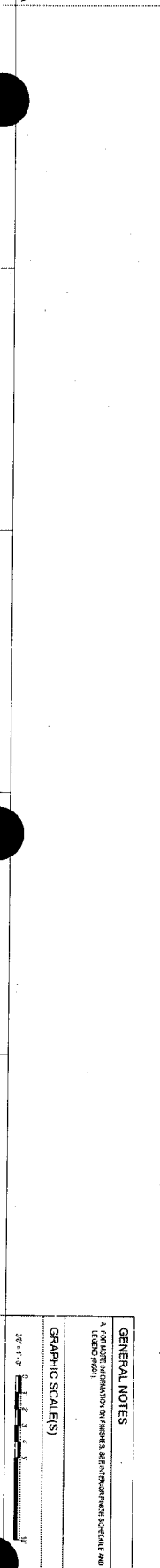
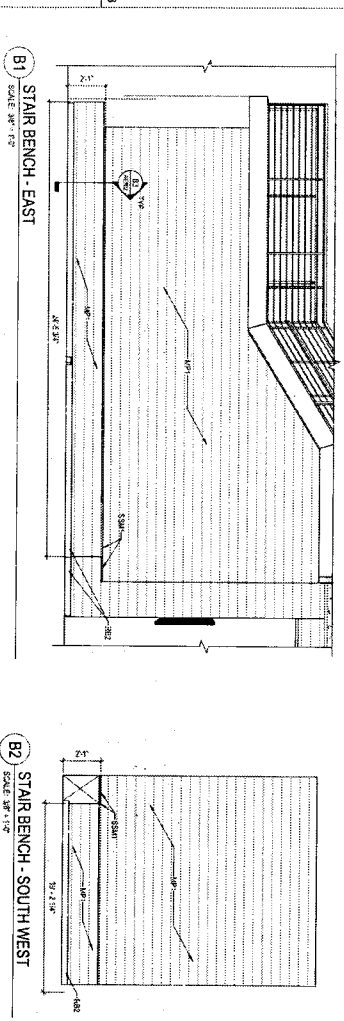
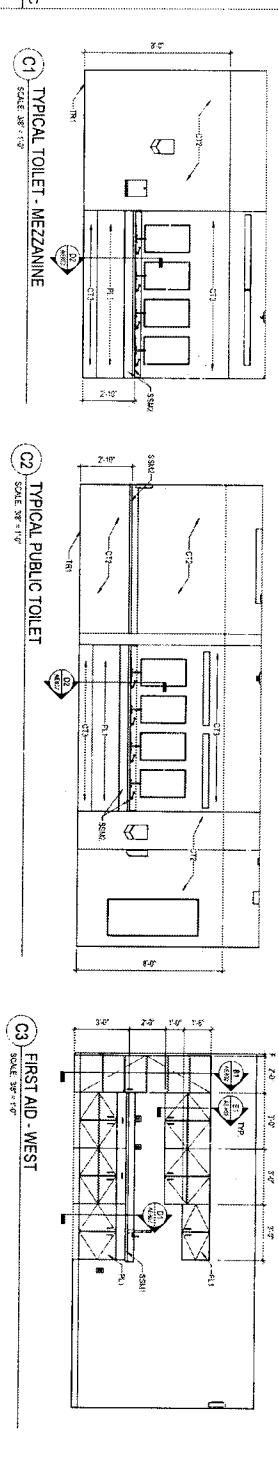
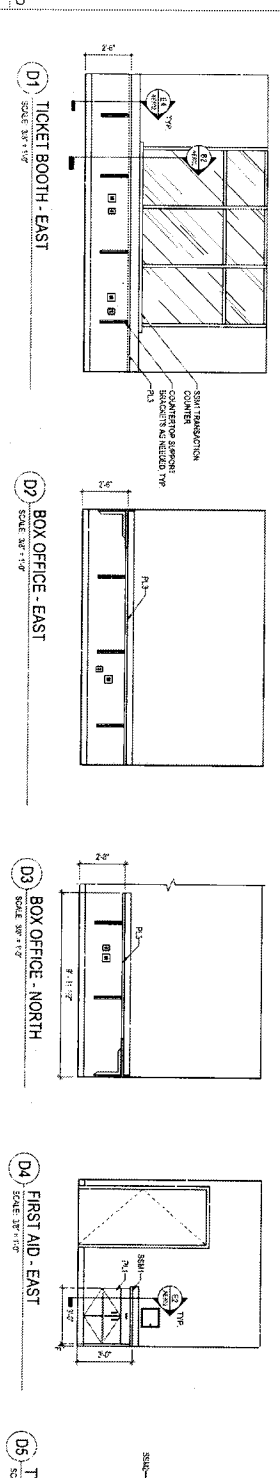
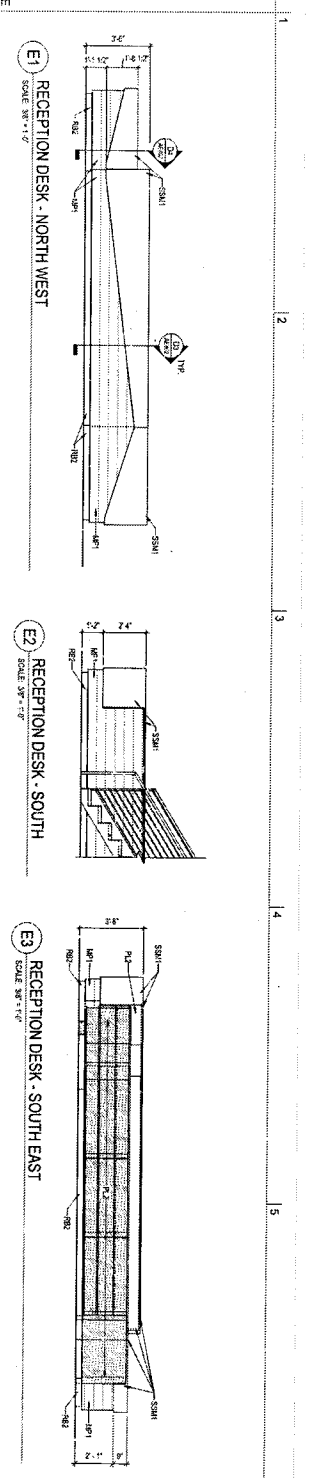
AE801

GENERAL NOTES

1. FOR FACILITY INFORMATION ON FINISHES, SEE ARCHITECTURAL SCHEDULE AND LEGEND (PART 1)

GRAPHIC SCALES

3/8" = 1'-0"

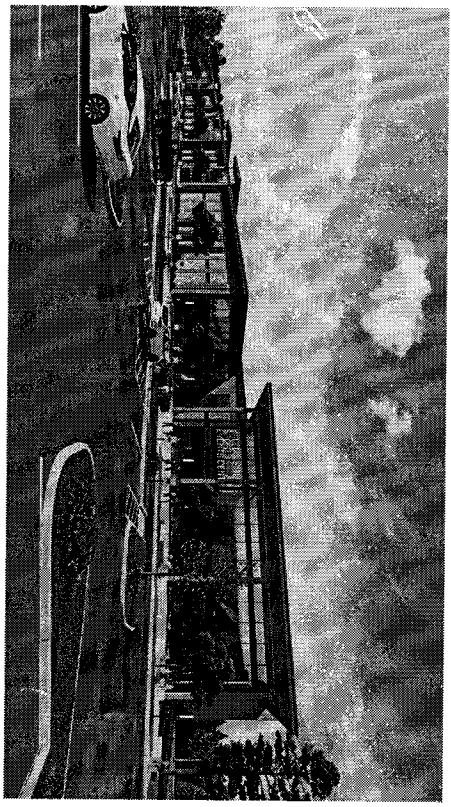


MULTISPORT TRACKLE RICE FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
1000 W. BROAD ST. SUITE 200
 WILLIAMSBURG, VA 23187

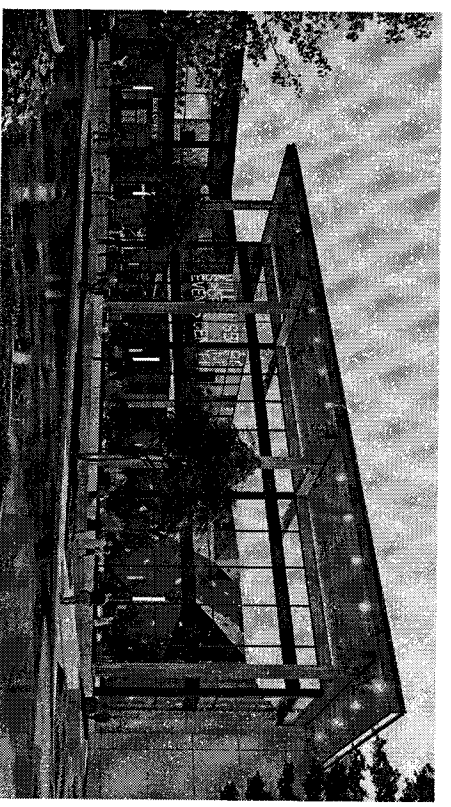
CLARK Nexsen
ARCHITECTS PLLC, 1000 W. BROAD ST., SUITE 200
 WILLIAMSBURG, VA 23187
 757.534.5000

Gil
 Guernsey/Trogle
ARCHITECTS PLLC, 1000 W. BROAD ST., SUITE 200
 WILLIAMSBURG, VA 23187

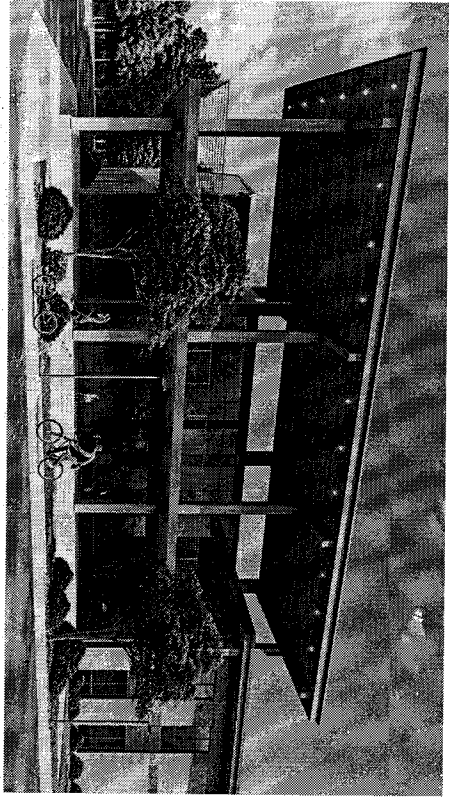
m.e.b.
ARCHITECTS PLLC, 1000 W. BROAD ST., SUITE 200
 WILLIAMSBURG, VA 23187



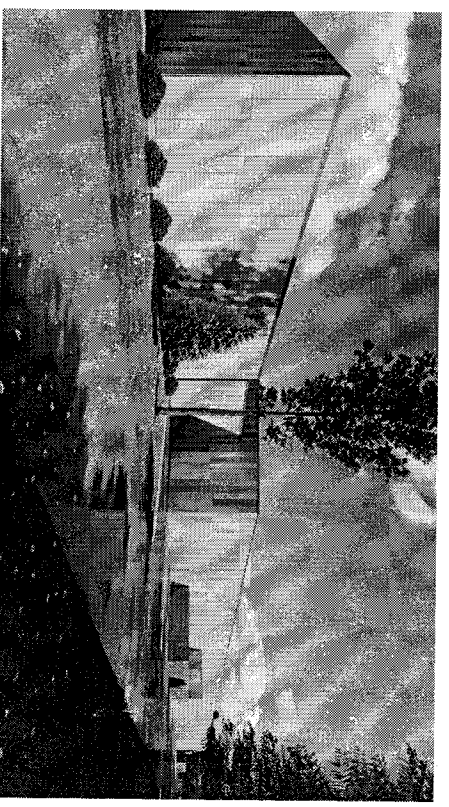
C1 RENDERING VIEW - SE CORNER @ MAIN ENTRANCE
NOT TO SCALE



C4 RENDERING VIEW - SE CORNER @ MAIN ENTRANCE
NOT TO SCALE



A1 RENDERING VIEW - SW CORNER @ BALCONY
NOT TO SCALE



A4 RENDERING VIEW - NE CORNER @ REAR FACILITIES
NOT TO SCALE

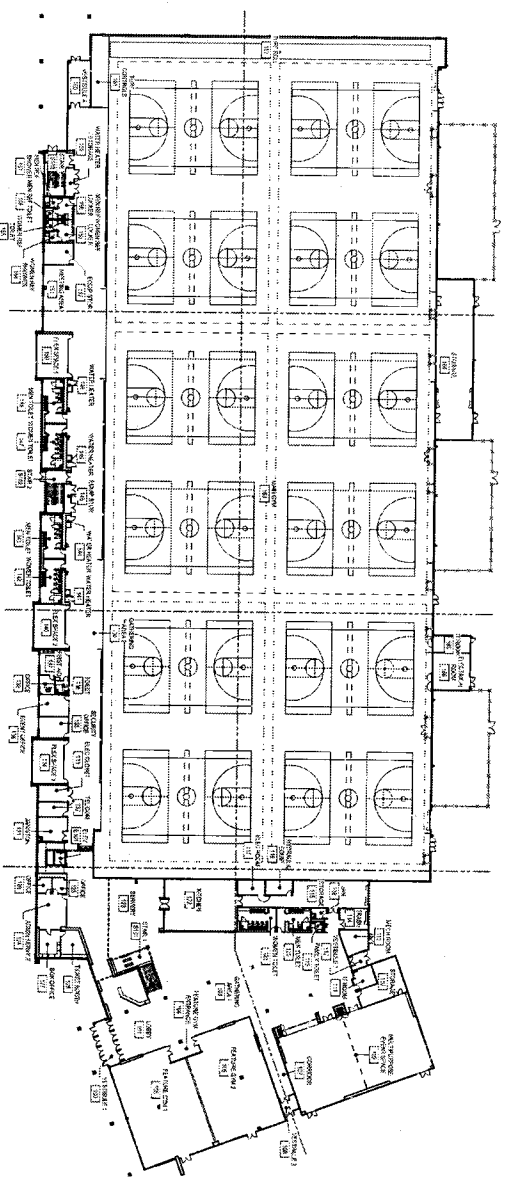
DATE: November 8, 2023
 30% COMPREHENSIVE
 AGREEMENT DOCUMENTS
 SHEET NO. _____
 OF _____
 PROJECT NO. _____

EXTERIOR PERSPECTIVE
 VIEWS

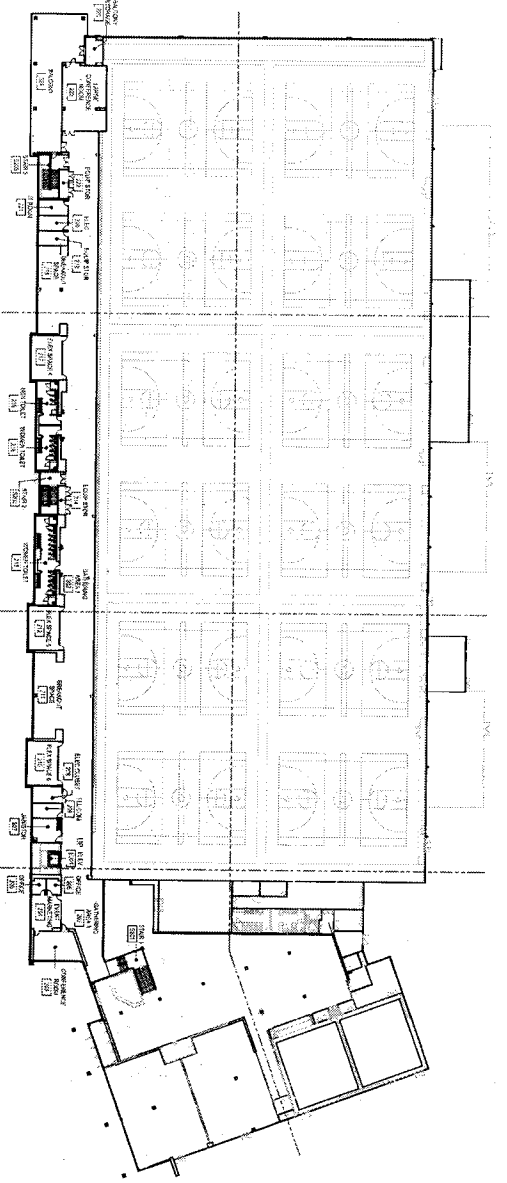
AE901

DATE: 11/08/23
 DRAWN BY: JH
 CHECKED BY: JH
 CN 10038

1 2 3 4 5 6

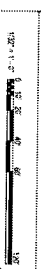


D1 LEVEL 1 OVERALL FINISH PLAN
SCALE: 1/8" = 1'-0"



A1 MEZZANINE OVERALL FINISH PLAN
SCALE: 1/8" = 1'-0"

GRAPHIC SCALES)



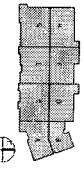
HISTORIC FRANKLIN SQUARE AUTHORITY
**WILLIAMSBURG
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 1000 W. MARKET STREET
 WILLIAMSBURG, VA 23185

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GTI
 GuentherTringle
 1000 W. MARKET STREET
 WILLIAMSBURG, VA 23185
 757-837-1234
 www.gti.com

mab
 ARCHITECTS
 1000 W. MARKET STREET
 WILLIAMSBURG, VA 23185
 757-837-1234
 www.mab.com

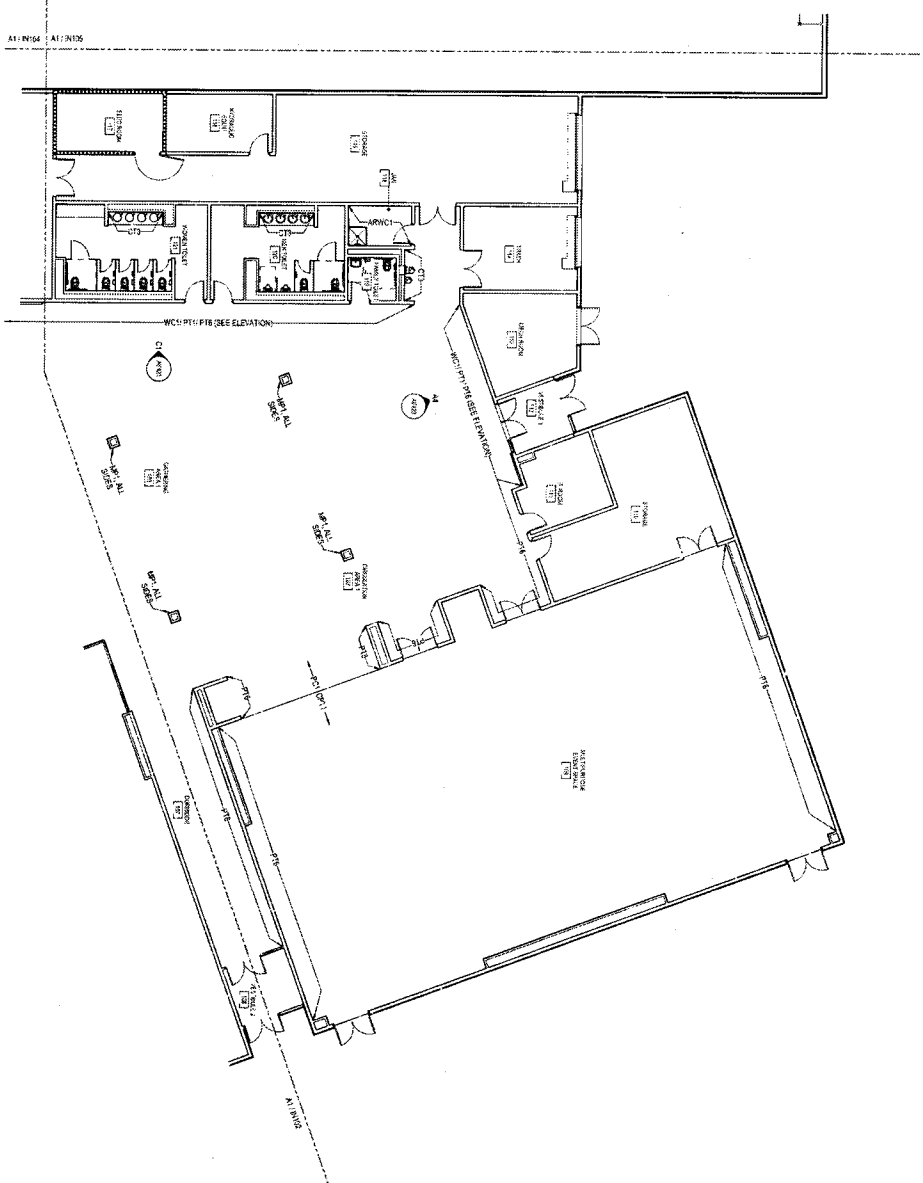
NOVEMBER 18, 2023
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



OVERALL FINISH PLANS

IN101

DATE: 11/18/23
 DRAWN BY: JLD
 CHECKED BY: JLD
 PROJECT NO.: CN-100388



A1) LEVEL 1 FINISH PLAN - AREA B
 SHEET NO. 103B

GENERAL NOTES

1. WORK SHOWN ON THIS DRAWING IS SUBJECT TO ANY CHANGES MADE TO THE PROJECT DURING CONSTRUCTION.

LEGEND 1

FINISH FLOOR FINISH

GRAPHIC SCALES



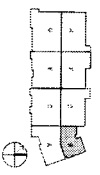
HISTORIC TRAILBLAZER FACILITIES AUTHORITY
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 1000 W. 10TH ST.
 WILLIAMSBURG, VA 23187

CLARK Nexsen
 ARCHITECTS
 1000 W. 10TH ST., SUITE 500
 WILLIAMSBURG, VA 23187
 757-861-1000

Guernsey/Tingle
 ENGINEERS
 1000 W. 10TH ST., SUITE 500
 WILLIAMSBURG, VA 23187
 757-861-1000

m.e.b.
 ARCHITECTS
 1000 W. 10TH ST., SUITE 500
 WILLIAMSBURG, VA 23187
 757-861-1000

DATE: 10/15/2013
 PROJECT: 103B
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



IN103
 LEVEL 1 FINISH PLAN - AREA B

DATE: 10/15/2013
 PROJECT: 103B
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS

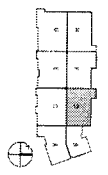
HISTORIC TRINIDAD RISE FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
1000 TRINIDAD DRIVE
 WILLIAMSBURG, VA 23188

CLARK Nexsen
ARCHITECTURE INTERIORS LANDSCAPE
 PLANNING ENGINEERING

Gill
 Guernsey/Triple
ARCHITECTURE INTERIORS LANDSCAPE
 PLANNING ENGINEERING

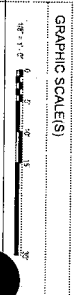
m.e.b.
MECHANICAL ELECTRICAL
 PLUMBING

NUMBER: 2023
 30% COMPREHENSIVE
 ASSESSMENT DOCUMENTS



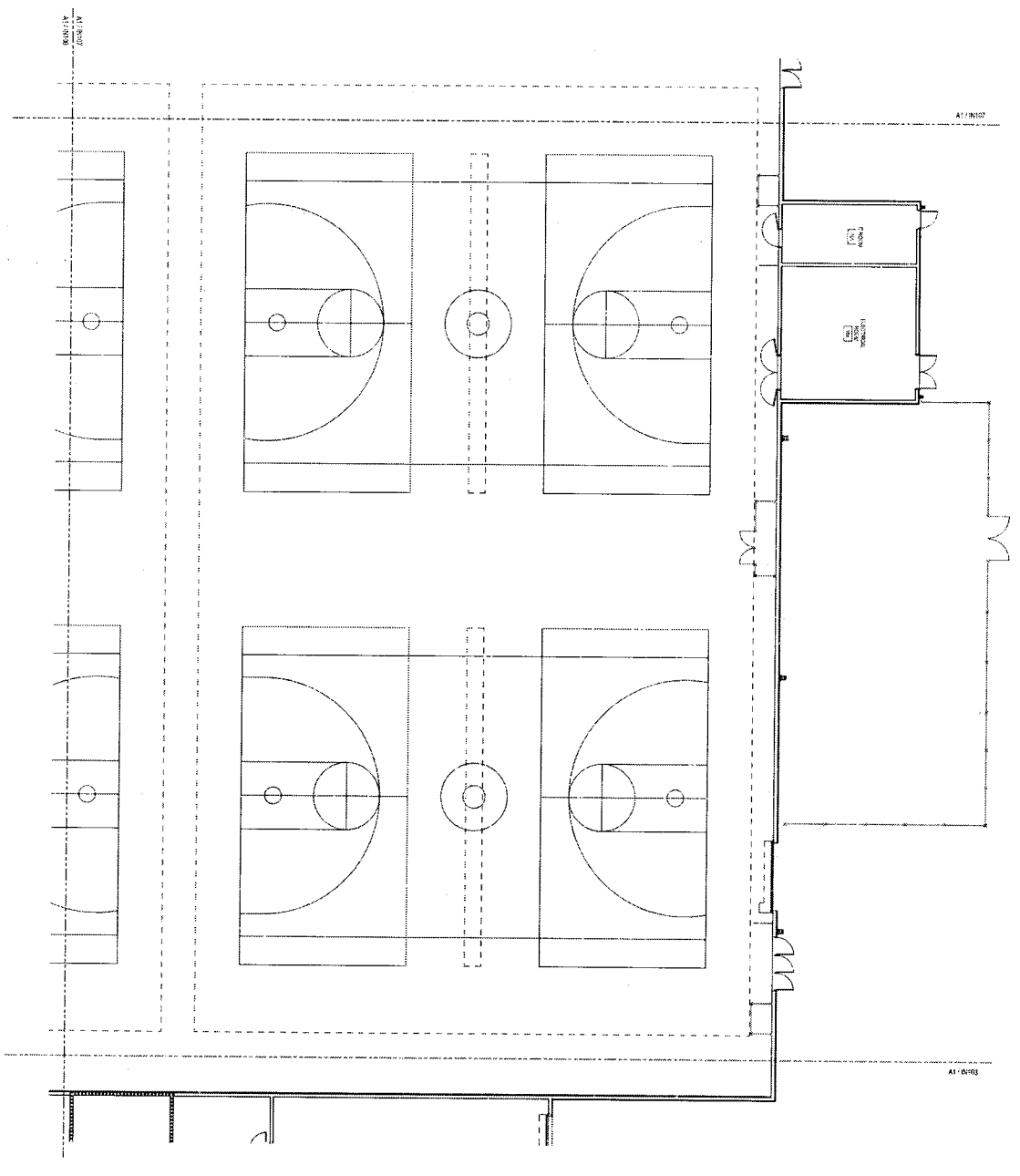
LEVEL 1 FINISH PLAN - AREA D

IN105



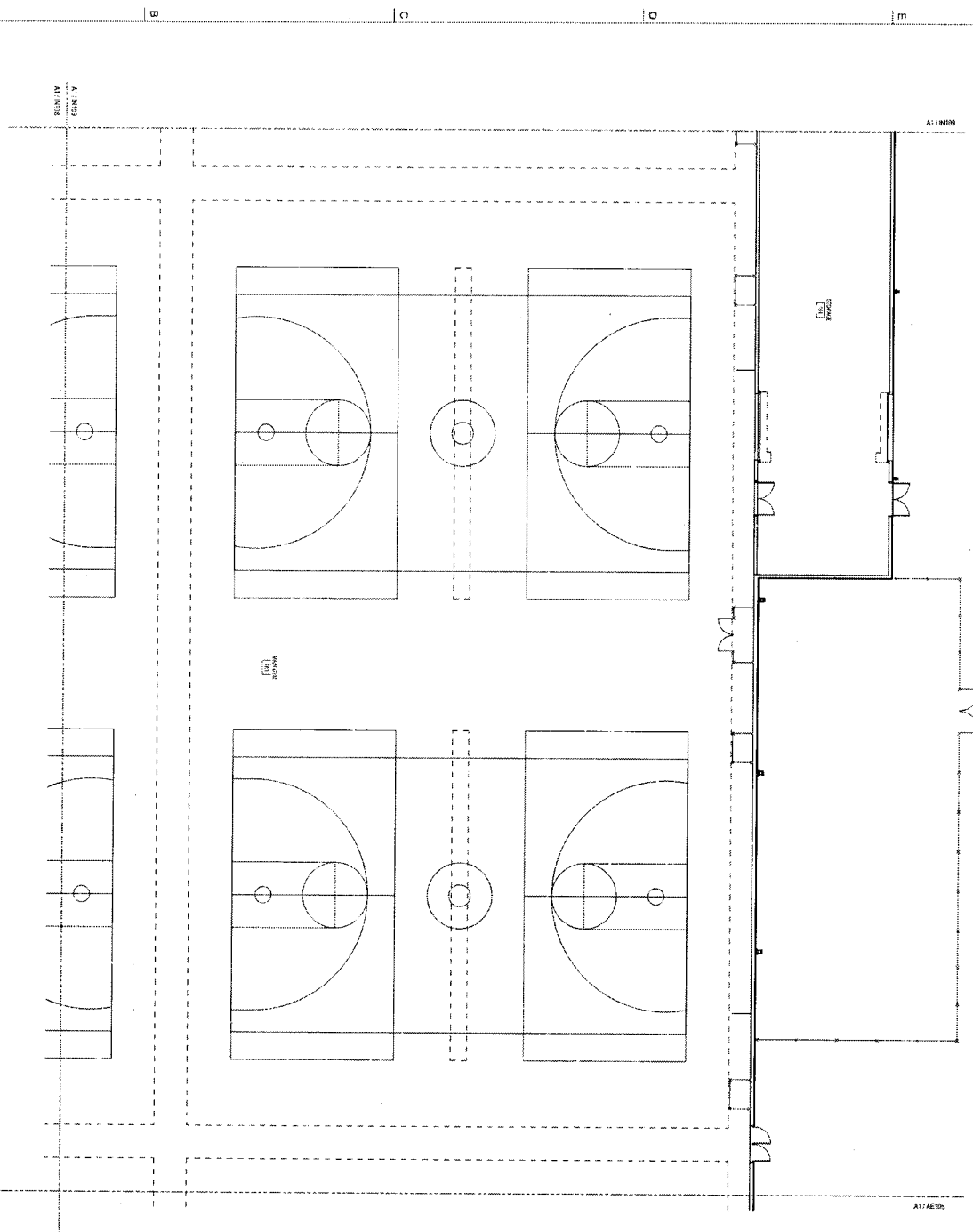
DATE: 05/20/2024
 DRAWN BY: JLD
 CHECKED BY: JLD
 PROJECT NO: CN 10038

A1 LEVEL 1 FINISH PLAN - AREA D
 SCALE: 1/8"=1'-0"



A B C D E M 1 2 3 4 5 6

1 2 3 4 5 6



A1 LEVEL 1 FINISH PLAN - AREA F
SCALE: 1/8" = 1'-0"

GRAPHIC SCALES



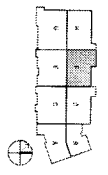
ARCHITECT: THOMAS H. RICE FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 PROJECT LOCATION: 1000 S. 1ST ST.
 WILLIAMSBURG, VA 23188

CLARK KNEXSEN
 ARCHITECTS
 1000 S. 1ST ST., SUITE 200
 WILLIAMSBURG, VA 23188
 757.833.1111

giri
 Guernsey/Triple
 ARCHITECTS
 1000 S. 1ST ST., SUITE 200
 WILLIAMSBURG, VA 23188
 757.833.1111

m3b
 ARCHITECTS
 1000 S. 1ST ST., SUITE 200
 WILLIAMSBURG, VA 23188
 757.833.1111

DATE: 08/24/2015
 36% COMPREHENSIVE
 AGREEMENT DOCUMENTS



LEVEL 1 FINISH PLAN - AREA F

IN107

DATE: 08/24/2015
 36% COMPREHENSIVE
 AGREEMENT DOCUMENTS
 CH-10038

HISTORIC THAMES RICE FACILITIES AUTHORITY
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
100 W. GUYTON STREET, SUITE 200
WILLIAMSBURG, VA 23185
757.837.2300

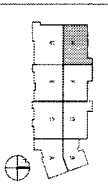
CLARKNEXSEN
4602 MARKET STREET, SUITE 100
VIRGINIA BEACH, VIRGINIA 23462
757.461.5000

GuernseyTringle

Specialty Printing Solutions

mab.
4610 MARKET STREET, SUITE 200
VIRGINIA BEACH, VIRGINIA 23462
757.461.5000

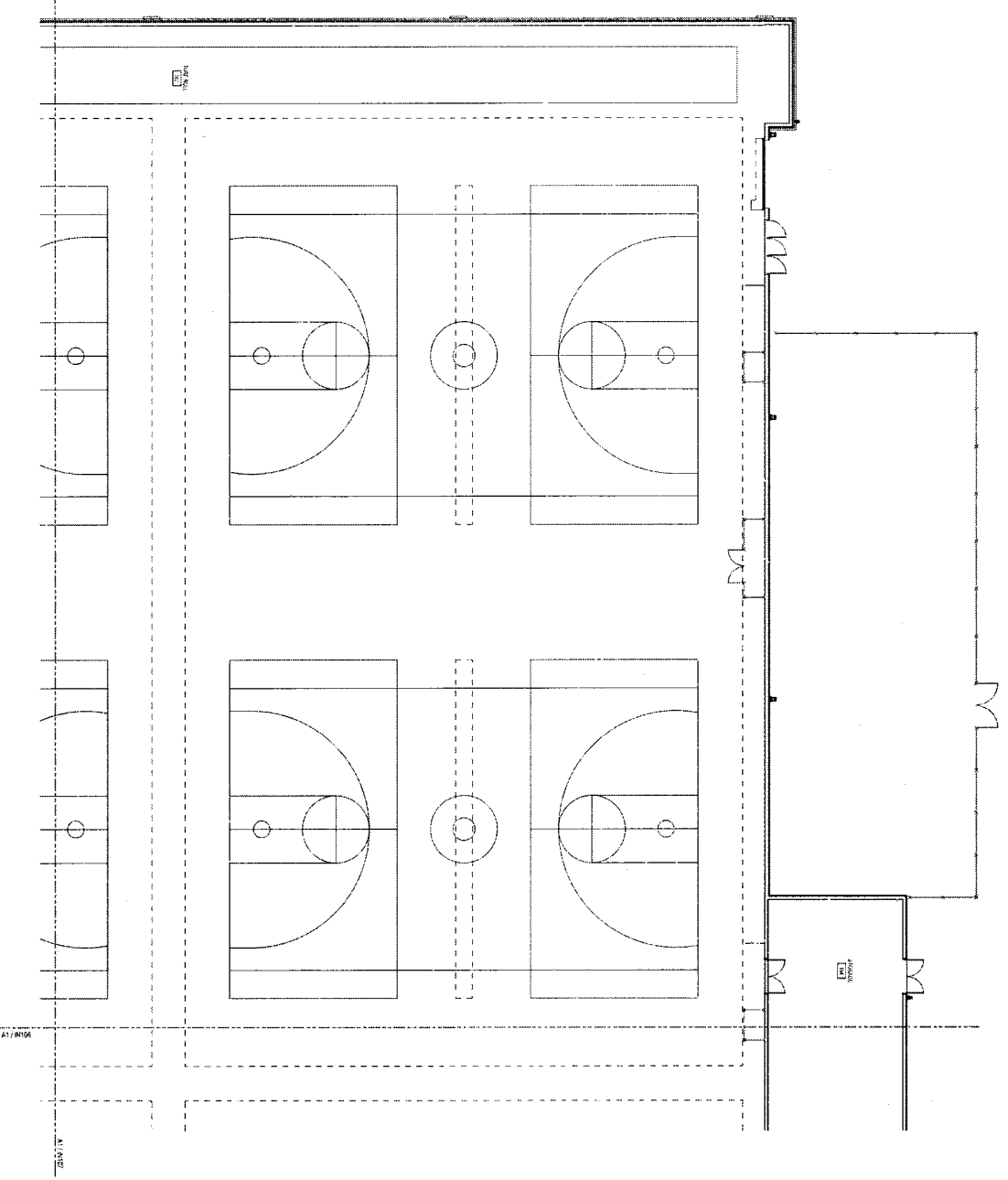
NOVEMBER 28, 2013
**35% COMPREHENSIVE
AGREEMENT DOCUMENTS**



LEVEL 1 FINISH PLAN - AREA H

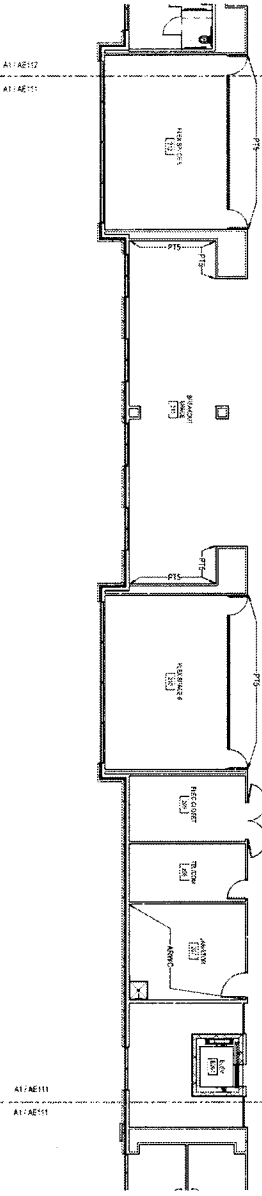
IN109

SCALE: 1/8" = 1'-0"
DATE: 11/28/13
DRAWN BY: JRM



A1 LEVEL 1 FINISH PLAN - AREA H
SCALE: 1/8" = 1'-0"

1 2 3 4 5 6



A1 MEZZANINE FINISH PLAN - AREA C
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE(S)



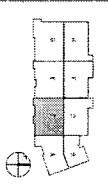
HIGHBOROUGH TOWNSHIP REC RECREATION AUTHORITY
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
400 WINDY HILL ROAD
WINDY HILL, NJ 07093

CLARK KEXSEN
ARCHITECTS
1000 WINDY HILL ROAD
WINDY HILL, NJ 07093
908.973.1100
www.clarkkexsen.com

GuernseyTrigle
www.guernseytrigle.com

m**eb**
MEZZANINE FINISH PLAN AREA C
NOVEMBER 2013

NOVEMBER 2013
35% COMPREHENSIVE
AGREEMENT DOCUMENTS



MEZZANINE FINISH PLAN -
AREA C

IN111

SCALE: 1/8" = 1'-0"
DATE: 11/13/13
CH: 10038

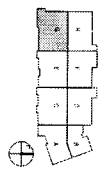
ARCHITECTURAL RECORDS ARCHITECTS ARCHITECTS
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23187

CLARK Nexsen
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23187
 757-833-3333
 www.clarknexsen.com

Guernsey/Tindale
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23187
 757-833-3333
 www.guernseytindale.com



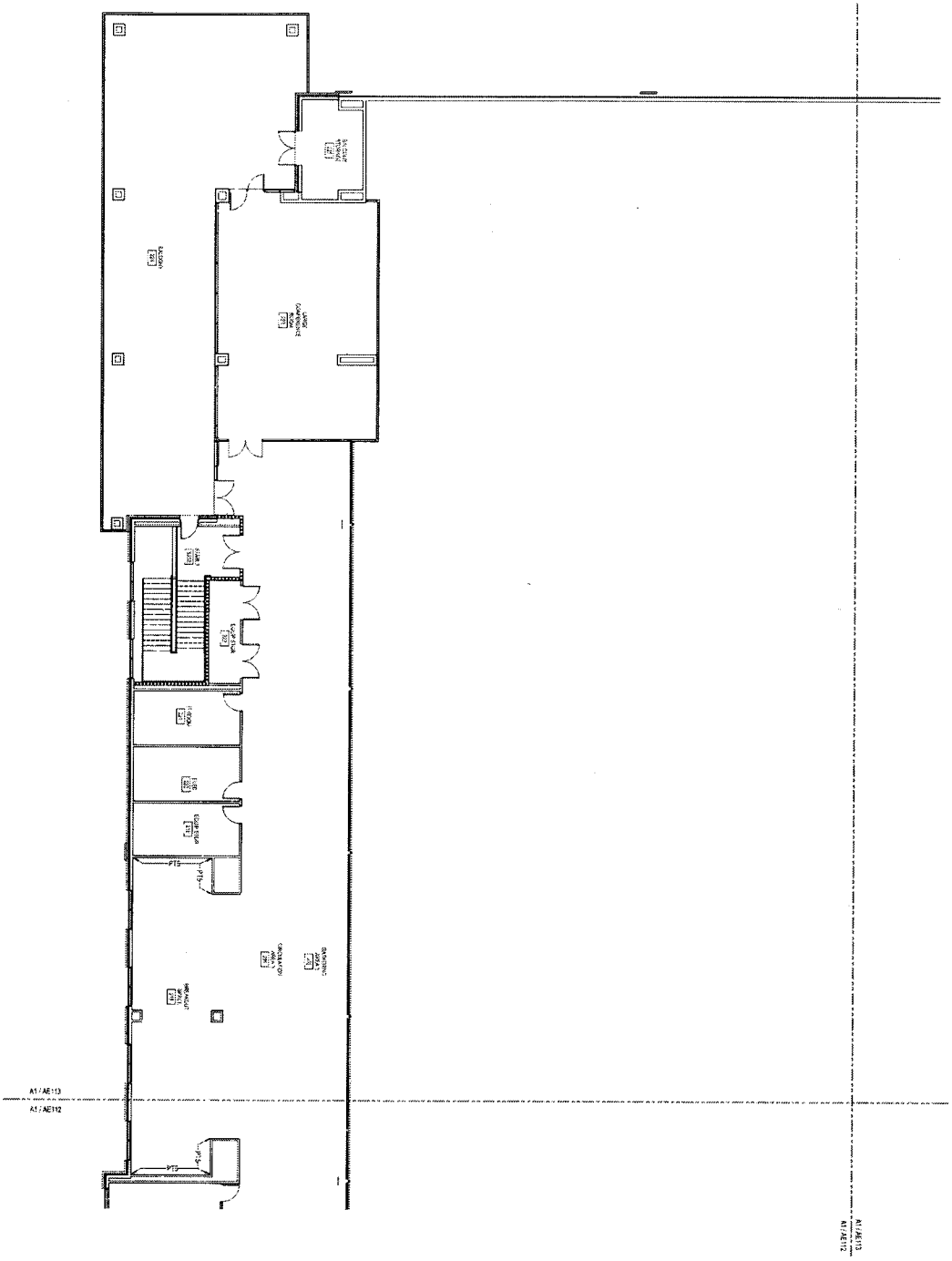
Revised: 08/2013
 36% COMPREHENSIVE
 ADVERTISEMENT DOCUMENTS



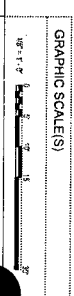
MEZZANINE FINISH PLAN -
 AREA G

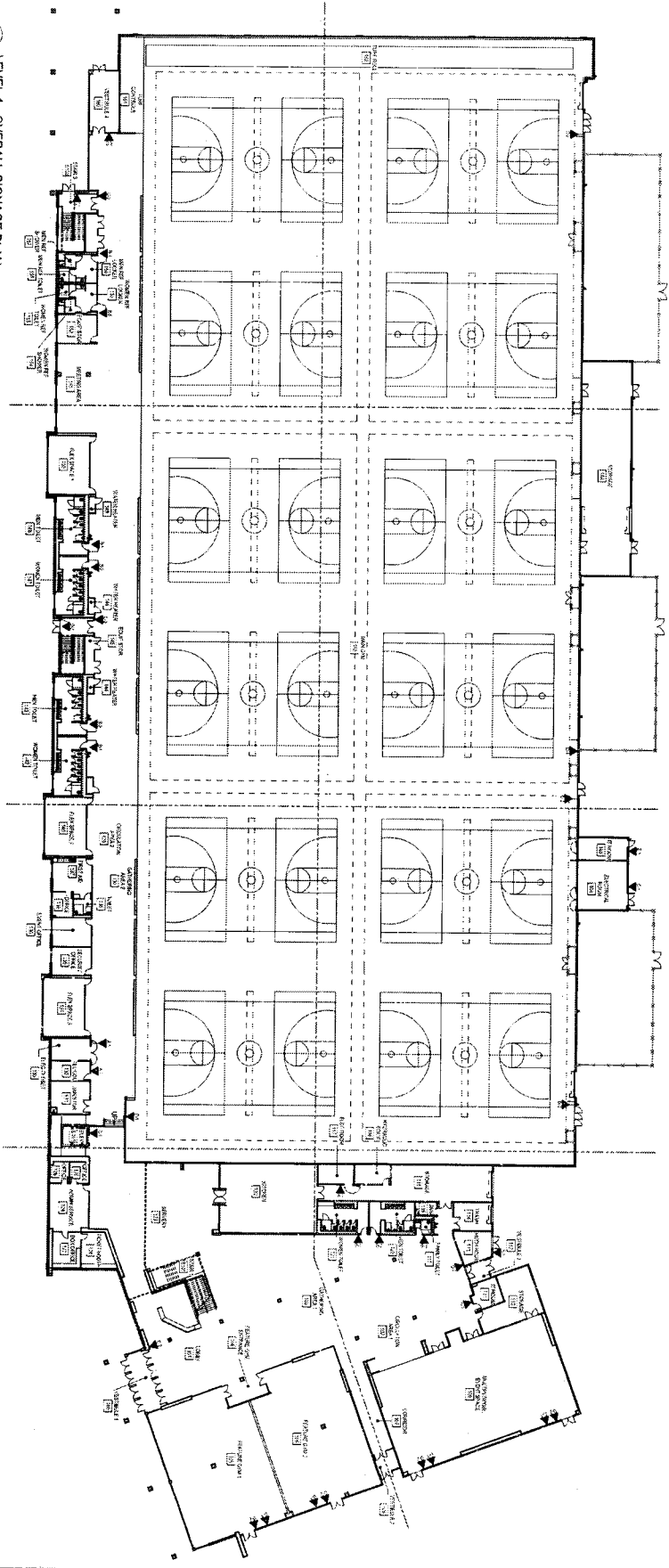
IN113

DATE: 08/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 ON: 10038



A1) MEZZANINE FINISH PLAN - AREA G
 SCALE: 1/8" = 1'-0"





81 LEVEL 1 - OVERALL SIGNAGE PLAN
SCALE 3/8"=1'-0"

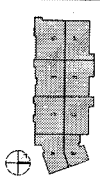
GENERAL NOTES

A SEE SHEET 1001 FOR SIGNAGE DETAILS, DIMENSIONS, HEIGHTS, AND NOTES

LEGEND

- ▲ - SIGNAGE SYMBOL
- X - SIGN TYPE

GRAPHIC SCALES(S)



LEVEL 1 OVERALL SIGNAGE PLAN

IG101

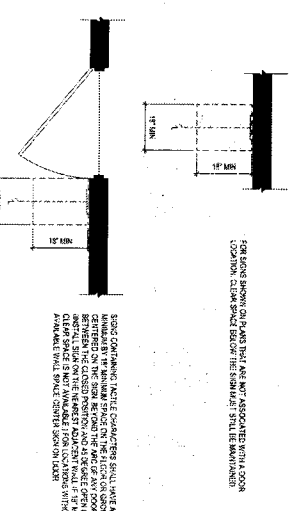
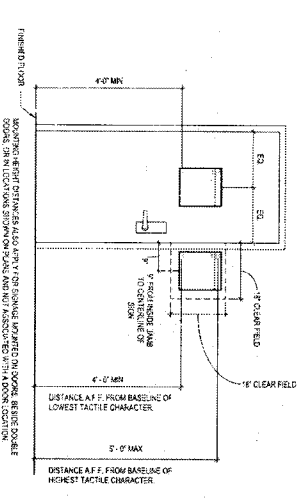
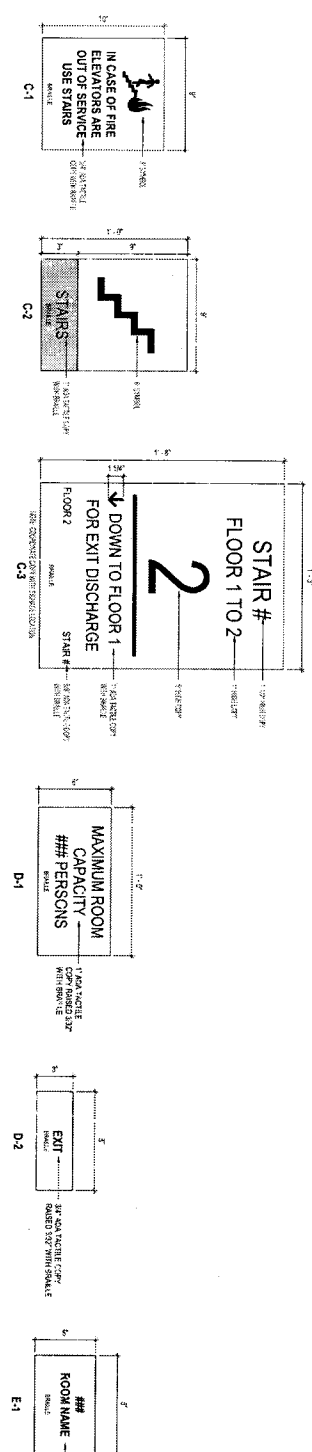
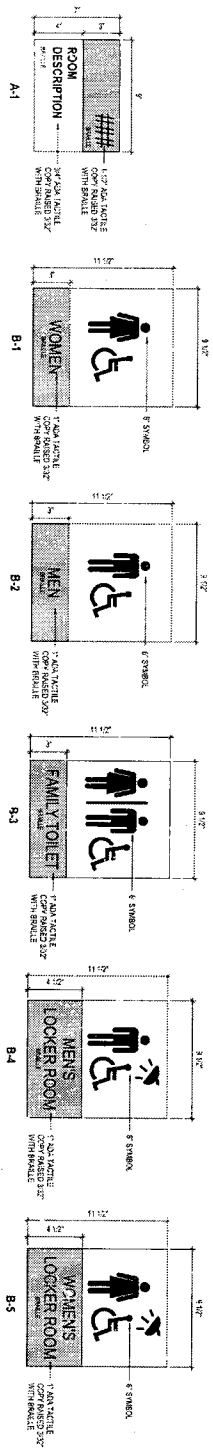
DATE: 08.14.2013
DRAWN BY: J. W. B. / J. W. B.
CHECKED BY: J. W. B. / J. W. B.
PROJECT: CN 10038

HISTORIC THRUFARE FACILITIES AUTHORITY
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
350 SOUTH CENTER STREET
WILLIAMSBURG, VA 23186
757.536.1234

CLARK NEXSEN
401 MARKET STREET, SUITE 1100
WILLIAMSBURG, VIRGINIA 23186
757.536.1234
Gil
GuernseyTingle
www.guernseytingle.com

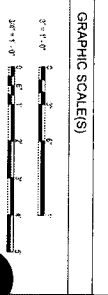
m.e.b.
1011 HUNTERS LANE
WILLIAMSBURG, VA 23186
757.536.1234
www.meb.com

ISSUED FOR THE PROJECT:
NOVEMBER 28, 2013
35% COMPREHENSIVE
AGREEMENT DOCUMENTS

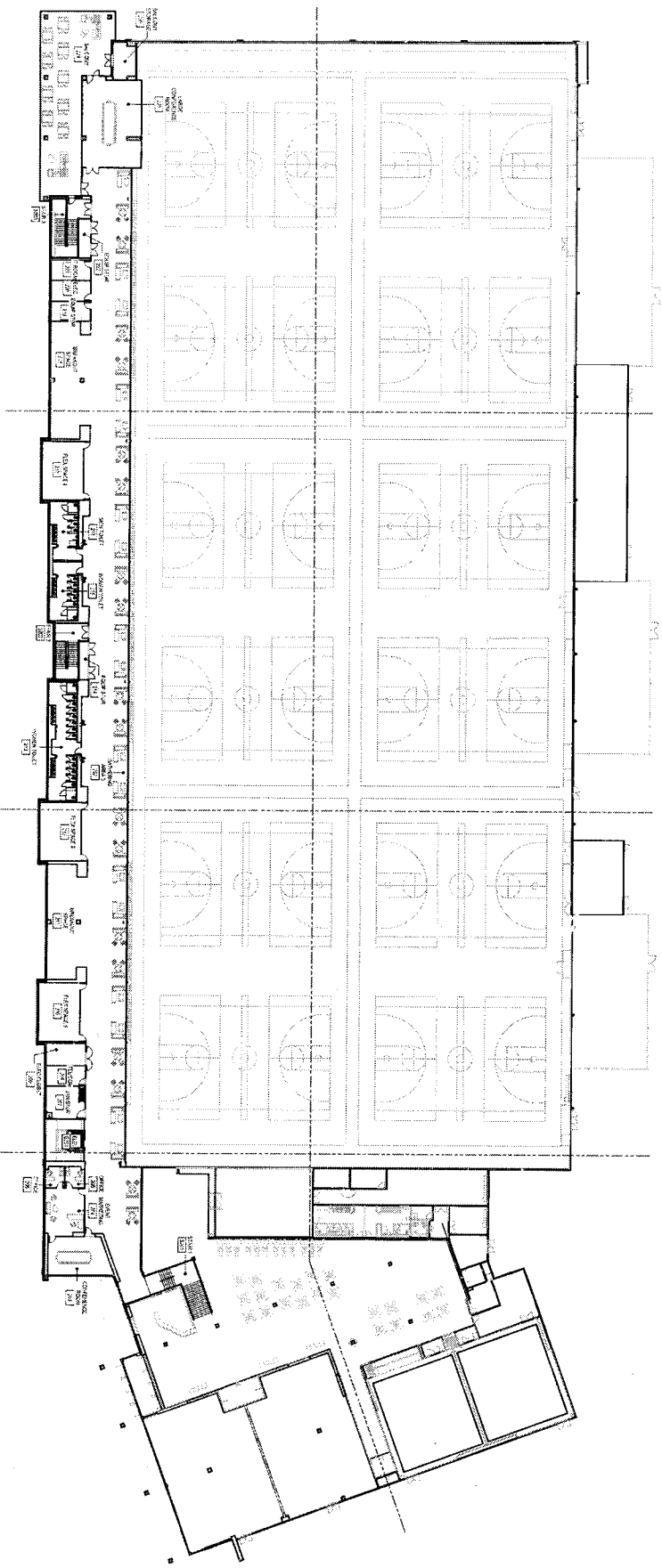


GENERAL NOTES

- UNLESS SHOWN OTHERWISE, ALL SIGNAGE SHALL BE MOUNTED ON THE INTERIOR SURFACE OF WALLS AND CEILING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SUBMITTAL OF ALL SIGNAGE TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- PROVIDE AN APPROXIMATE MOUNTING HEIGHT AND LOCATION FOR ALL SIGNAGE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE CLEARANCE TO ALL SIGNAGE TO PREVENT COLLISION AND DAMAGE.
- ALL SIGNAGE SHALL BE MOUNTED ON THE INTERIOR SURFACE OF WALLS AND CEILING.
- ALL SIGNAGE SHALL BE MOUNTED ON THE INTERIOR SURFACE OF WALLS AND CEILING.
- ALL SIGNAGE SHALL BE MOUNTED ON THE INTERIOR SURFACE OF WALLS AND CEILING.
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- ALL SIGNAGE SHALL BE MOUNTED ON THE INTERIOR SURFACE OF WALLS AND CEILING.



1 2 3 4 5 6



81 MEZZANINE - OVERALL FURNITURE PLAN
SCALE: 3/8" = 1'-0"

HISTORIC TRINACLES INC. FACILITIES AUTHORITY
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 PROJECT NUMBER: 15-003
 REVISED: 05/2015

CLARK Nexsen
 501 NORTH CHURCH STREET, SUITE 400
 WASHINGTON, VIRGINIA 22101
 TEL: 703.688.0000
 WWW.CLARKNEXSEN.COM

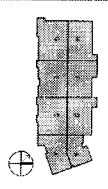
GuernseyTrindle
 ARCHITECTURE INTERIORS LANDSCAPE
 3000 WOODBRIDGE DRIVE, SUITE 100
 WASHINGTON, VIRGINIA 22102
 TEL: 703.688.0000
 WWW.GUERNSEYTRINDLE.COM

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 WITHOUT THE WRITTEN PERMISSION
 OF THE ARCHITECT

NOVEMBER 24, 2013
358 COMPREHENSIVE
AGREEMENT DOCUMENTS

NO. DESCRIPTION

1	MEZZANINE OVERALL FURNITURE PLAN
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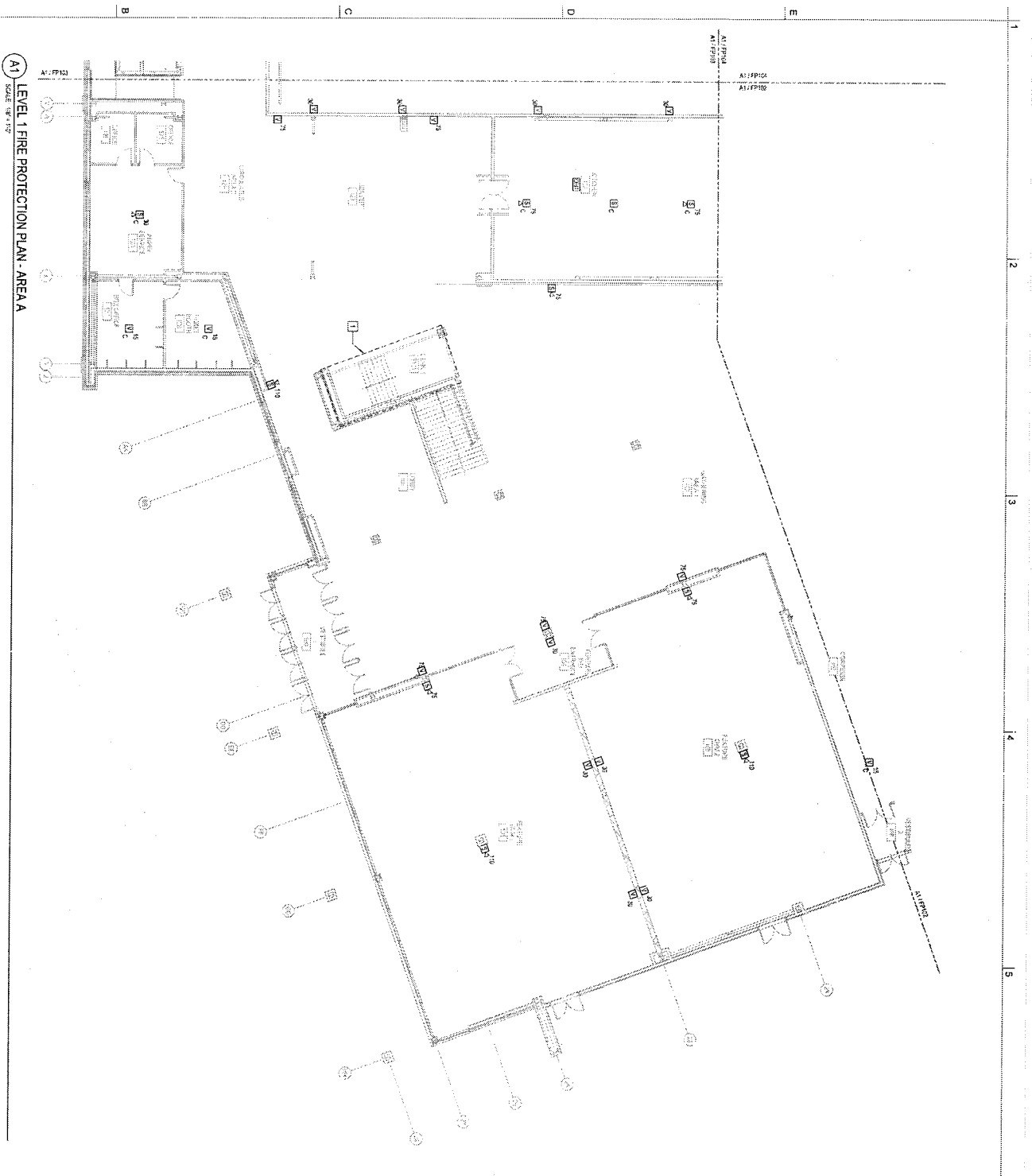
MEZZANINE OVERALL
 FURNITURE PLAN

IF 102

GENERAL NOTES
 1. FURNITURE & EQUIPMENT ARE NOT IN CONTRACT AND SHOWN FOR
 COORDINATION PURPOSES ONLY.

GRAPHIC SCALES
 3/8" = 1'-0"

DATE: 11/14/13
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 ON: 10/08



GENERAL NOTES

- 1. SPRINKLER PROTECTION SHALL BE PROVIDED UNDER STAIRS.

HISTORIC THUNDERBOLT FACILITIES AUTHORITY

**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**

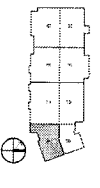
CLARK Nexsen

GTI

GuernseyTingle



November 14, 2013
35th COMPREHENSIVE
ADJUMENT DOCUMENTS



LEVEL 1 FIRE PROTECTION
PLAN - AREA A

FP101

GRAPHIC SCALES
1/8" = 1'-0"

DATE: 11/14/13
DRAWN: JMM
CHECKED: JMM
SCALE: 1/8" = 1'-0"
NO. 10038

GENERAL NOTES

ROBERT TURNER INC. HAS THE AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 35% COMPREHENSIVE
 AGREEMENT DOCUMENT
 10/15/2018, 10:21 AM

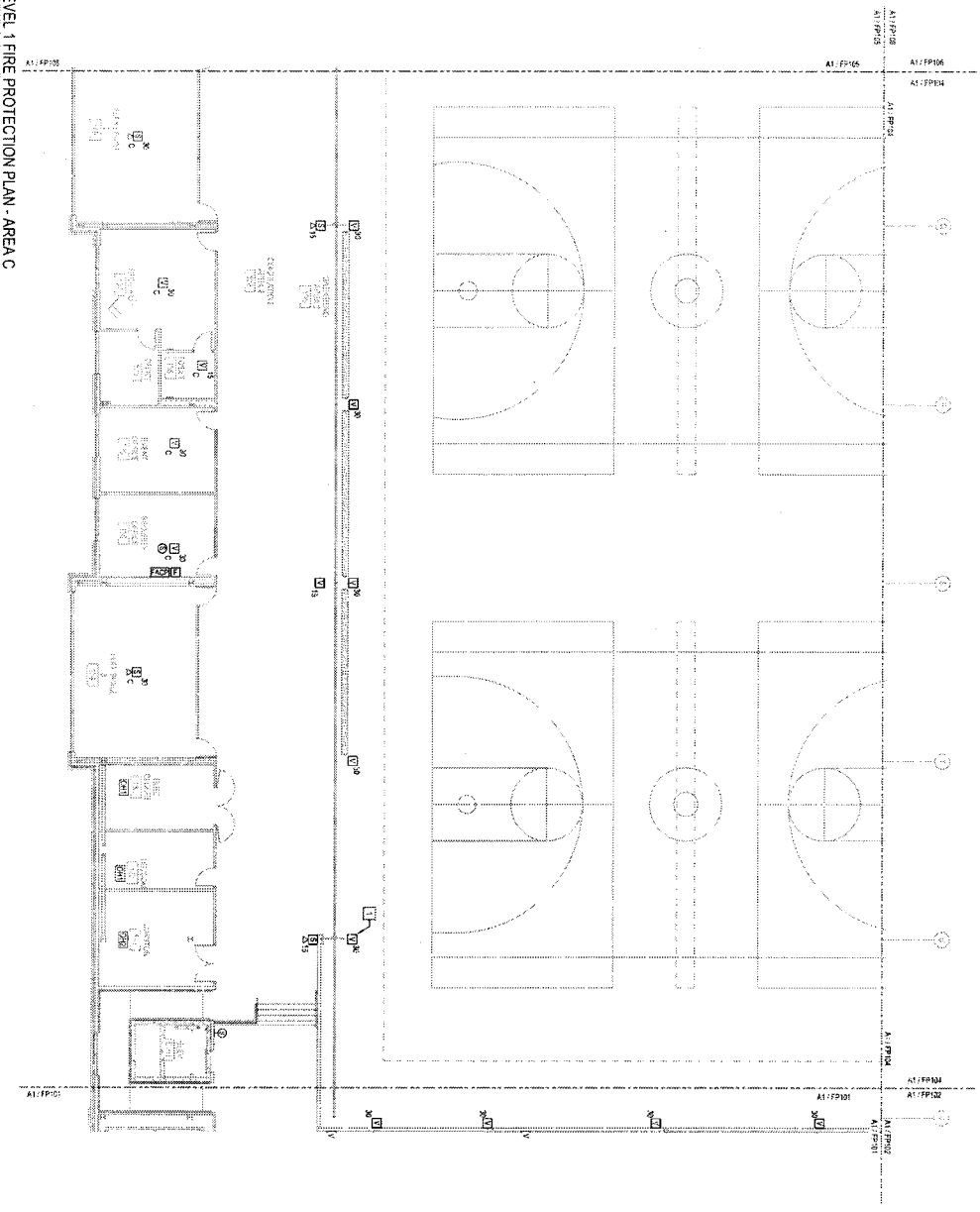
CLARK NEXSEN
 ATTORNEY AT LAW
 1000 BANKERS BUILDING
 COLUMBIA, SC 29201
 TEL: 803.733.3000
 FAX: 803.733.3001
 www.clarknexsen.com

GuernseyTingle
 ARCHITECTS
 1000 BANKERS BUILDING
 COLUMBIA, SC 29201
 TEL: 803.733.3000
 FAX: 803.733.3001
 www.guernseytingle.com

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 MECHANICAL ELECTRICAL BUILDING
 CONSULTANTS
 1000 BANKERS BUILDING
 COLUMBIA, SC 29201
 TEL: 803.733.3000
 FAX: 803.733.3001
 www.meb.com

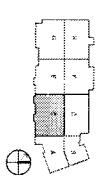
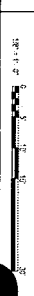
KEY NOTES

- 1. (1) DO NOT SMOKE. MAIN CHIMNEY TO BE TO CENTRAL CHIMNEY OF BUILDING.



(A1) LEVEL 1 FIRE PROTECTION PLAN - AREA C
 SCALE: 1/8" = 1'-0"

GRAPHIC SCALE(S)



**LEVEL 1 FIRE PROTECTION
 PLAN - AREA C**

FP103

DATE: 10/15/2018
 DRAWN: JAC
 CHECKED: JAC
 PROJECT: WILLIAMSBURG SPORTS AND EVENTS CENTER
 SHEET: 10 OF 10
 10/15/2018 10:21 AM
 CN 10038

GENERAL NOTES

WILLIAMSBURG
SPORTS AND EVENTS
CENTER
425 SOUTH GARDNER
WILLIAMSBURG, VA 23185

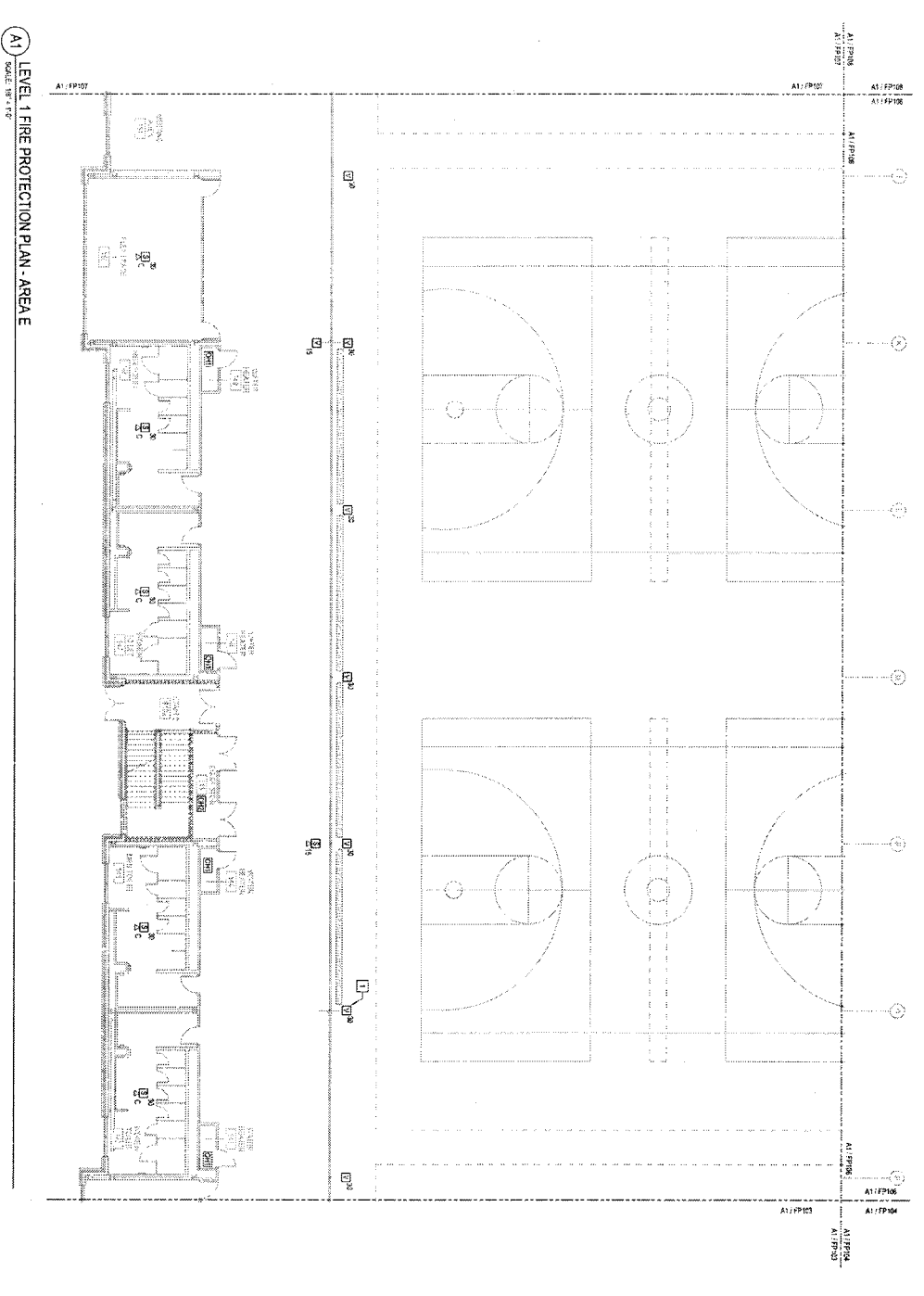
CLARKNEXSEN

GuernseyTingle

m.e.b.

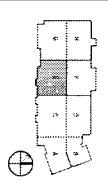
KEY NOTES

- 1. 1" DIA. HOOK STOPS IN WALL ON A 12" DIA. TO CENTERLINE OF CEILING



A1 LEVEL 1 FIRE PROTECTION PLAN - AREA E
SCALE: 1/8" = 1'-0"

GRAPHIC SCALES

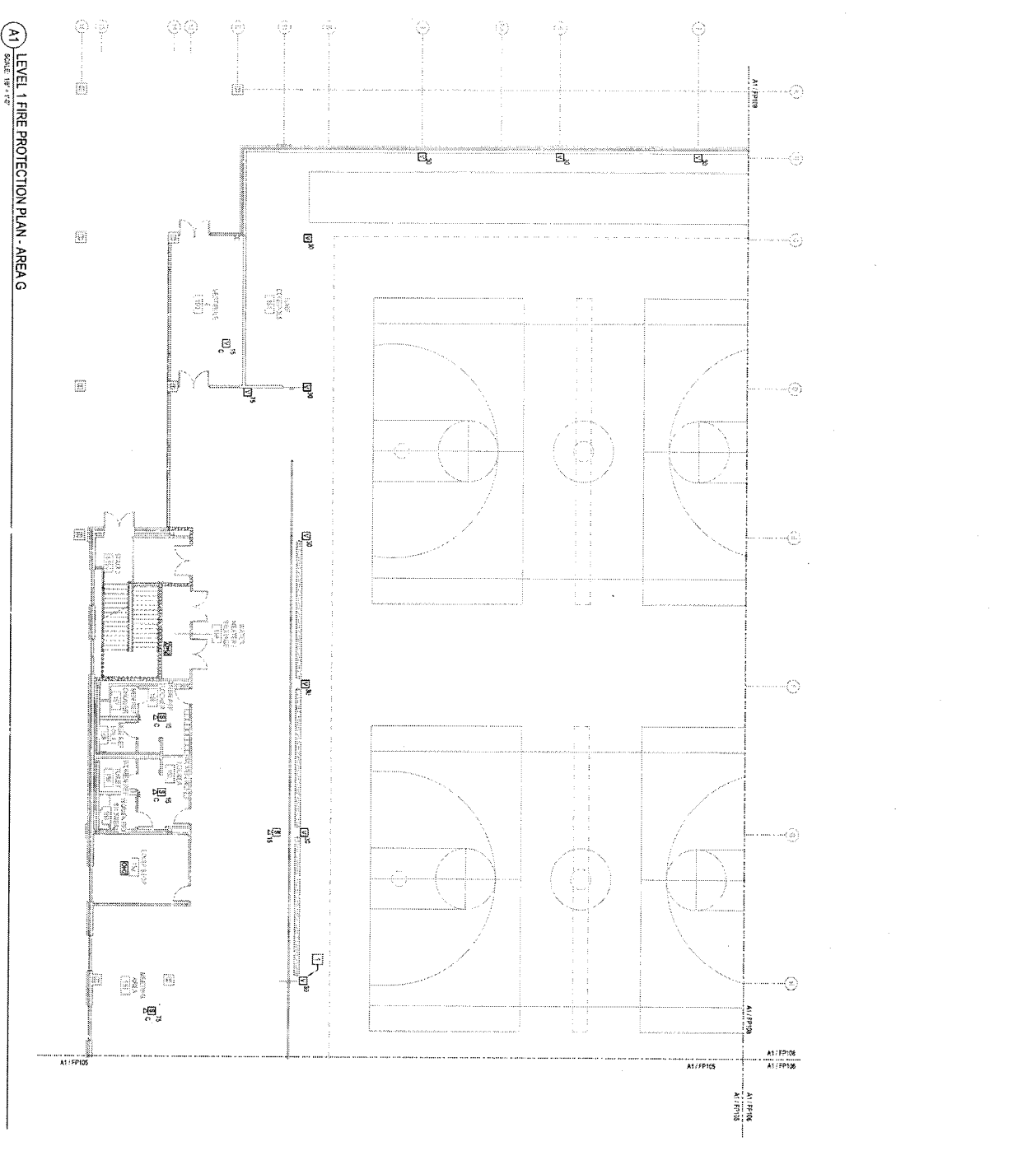


LEVEL 1 FIRE PROTECTION
PLAN - AREA E

FP105

DATE: 08/11/2015
DRAWN: JMM
CHECKED: JMM
PROJECT: 15-0000
SHEET: 105
C:\N\10038

1 2 3 4 5



A1 LEVEL 1 FIRE PROTECTION PLAN - AREA G
SCALE: 1/8" = 1'-0"

6 GENERAL NOTES

HISTORIC THRUFARE FACILITIES AUTHORITY
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
 TEL: 757/833-3333
 WWW.WTVA.COM

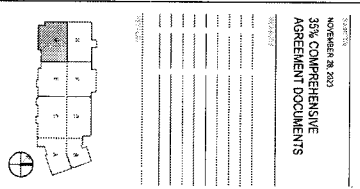
CLARK Nexsen
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
 TEL: 757/833-3333
 WWW.CLARKNEXSEN.COM

Guensery/Tindle
 ENGINEERS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
 TEL: 757/833-3333
 WWW.GUENSERYTINDLE.COM

m.e.b.
 ARCHITECTS
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185
 TEL: 757/833-3333
 WWW.MEBARCHITECTS.COM

7 KEY NOTES

1. 100% ROOM SMOKE EXHAUST SYSTEM FOR ALL ROOMS IN AREA G.



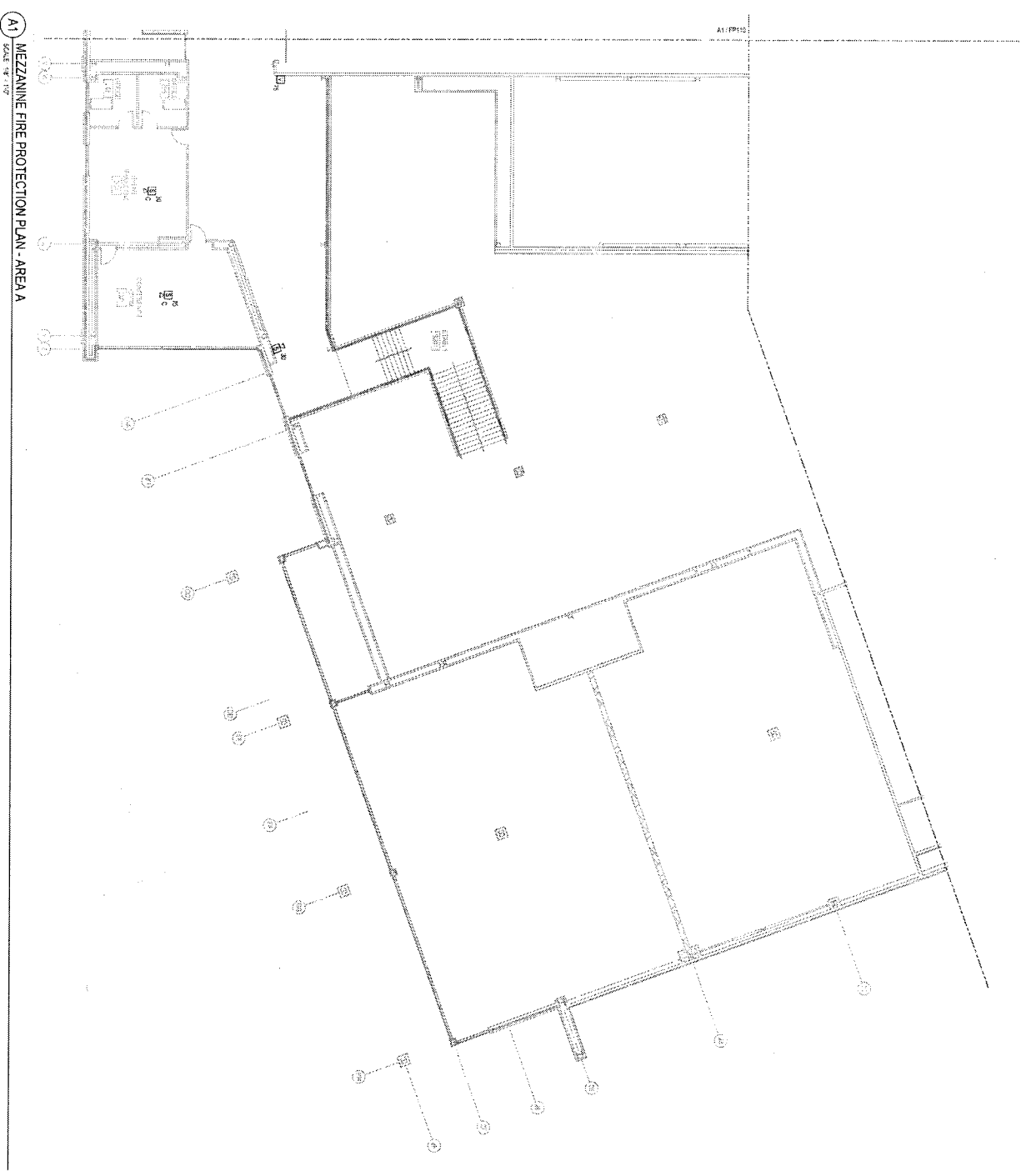
LEVEL 1 FIRE PROTECTION
 PLAN - AREA G

FP107

GRAPHIC SCALES
 1/8" = 1'-0"
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 1/2" = 1'-0"
 3/4" = 1'-0"
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 99 3/4" = 1'-0"
 100" = 1'-0"

CH 10038

1 2 3 4 5



6 GENERAL NOTES

NOTICE: RUNDLE INC. RECEIVES AUTHORITY
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 1000 RUNDLE DRIVE
 WILLIAMSBURG, VA 23188

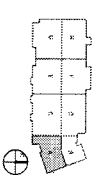
CLARKNEXSEN
 ARCHITECTS
 1000 RUNDLE DRIVE
 WILLIAMSBURG, VA 23188

GuernseyTingle
 Mechanical, Electrical, Plumbing
 1000 RUNDLE DRIVE
 WILLIAMSBURG, VA 23188

m.e.b.
 MECHANICAL ELECTRICAL PLUMBING
 1000 RUNDLE DRIVE
 WILLIAMSBURG, VA 23188

7 KEY NOTES

NOTES:
 1. REFER TO 201
 2. 3% COMPREHENSIVE
 AGREEMENT DOCUMENTS



MEZZANINE FIRE PROTECTION
 PLAN - AREA A

FP109

GRAPHIC SCALES
 1/8" = 1'-0"

DATE: 10/15/18
 DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO: 1801
 SHEET NO: 109
 OF: 109
 CN 10038

1 2 3 4 5

GENERAL NOTES

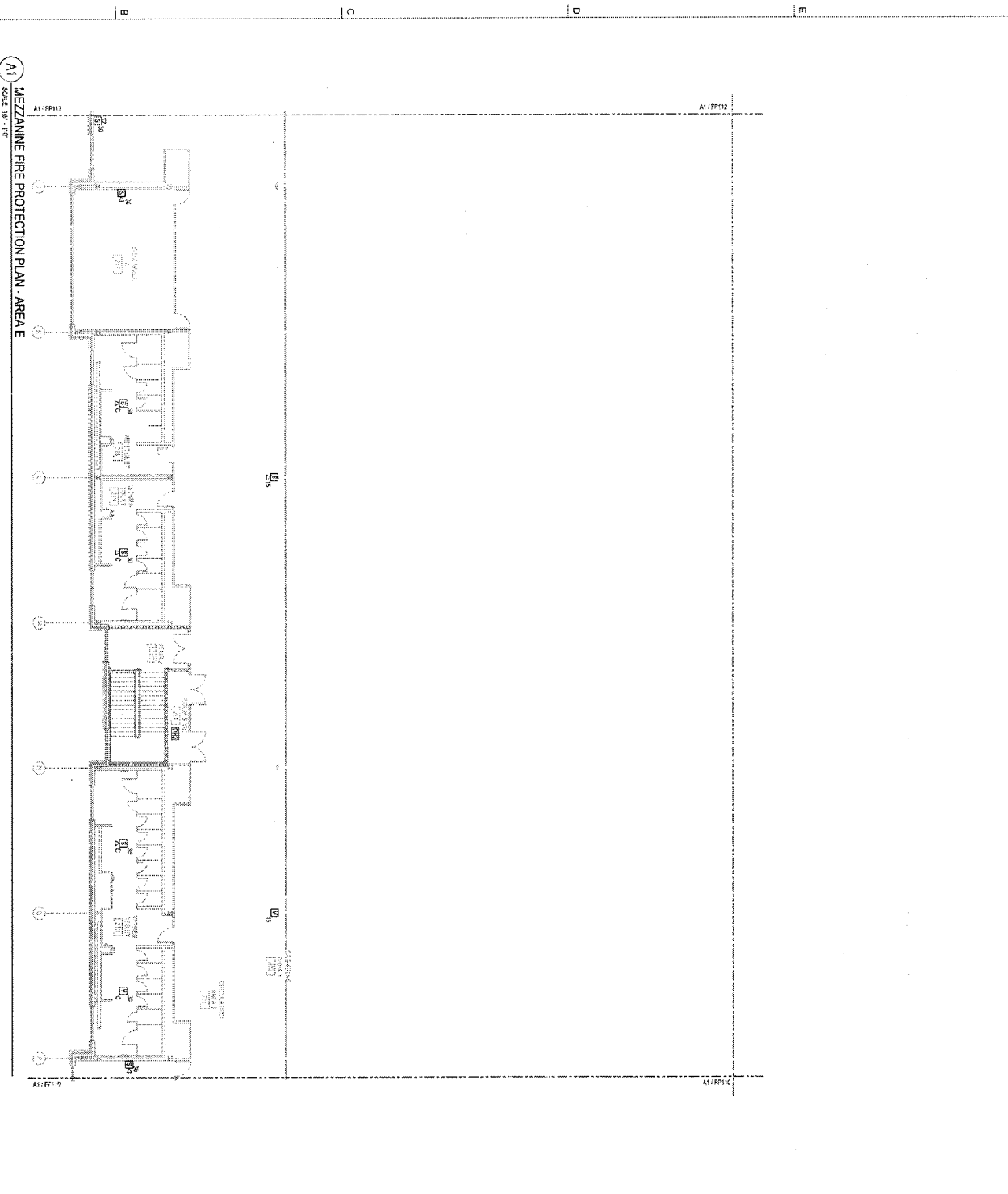
HUNTER HANCOCK REC FACILITIES AUTHORITY
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
40 WILSON CENTER DRIVE
WILLIAMSBURG, VIRGINIA

CLARKNEXSEN
ARCHITECT FIRM, L.P.
1000 W. MAIN STREET, SUITE 100
WILLIAMSBURG, VIRGINIA 23186
757.536.5000

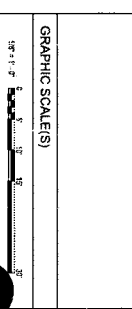
GuernseyIngle
FIRE ENGINEERING
1000 W. MAIN STREET, SUITE 100
WILLIAMSBURG, VIRGINIA 23186
757.536.5000

m.e.b.
MECHANICAL ENGINEERING
BUILDING
CORPORATION
1000 W. MAIN STREET, SUITE 100
WILLIAMSBURG, VIRGINIA 23186
757.536.5000

KEY NOTES



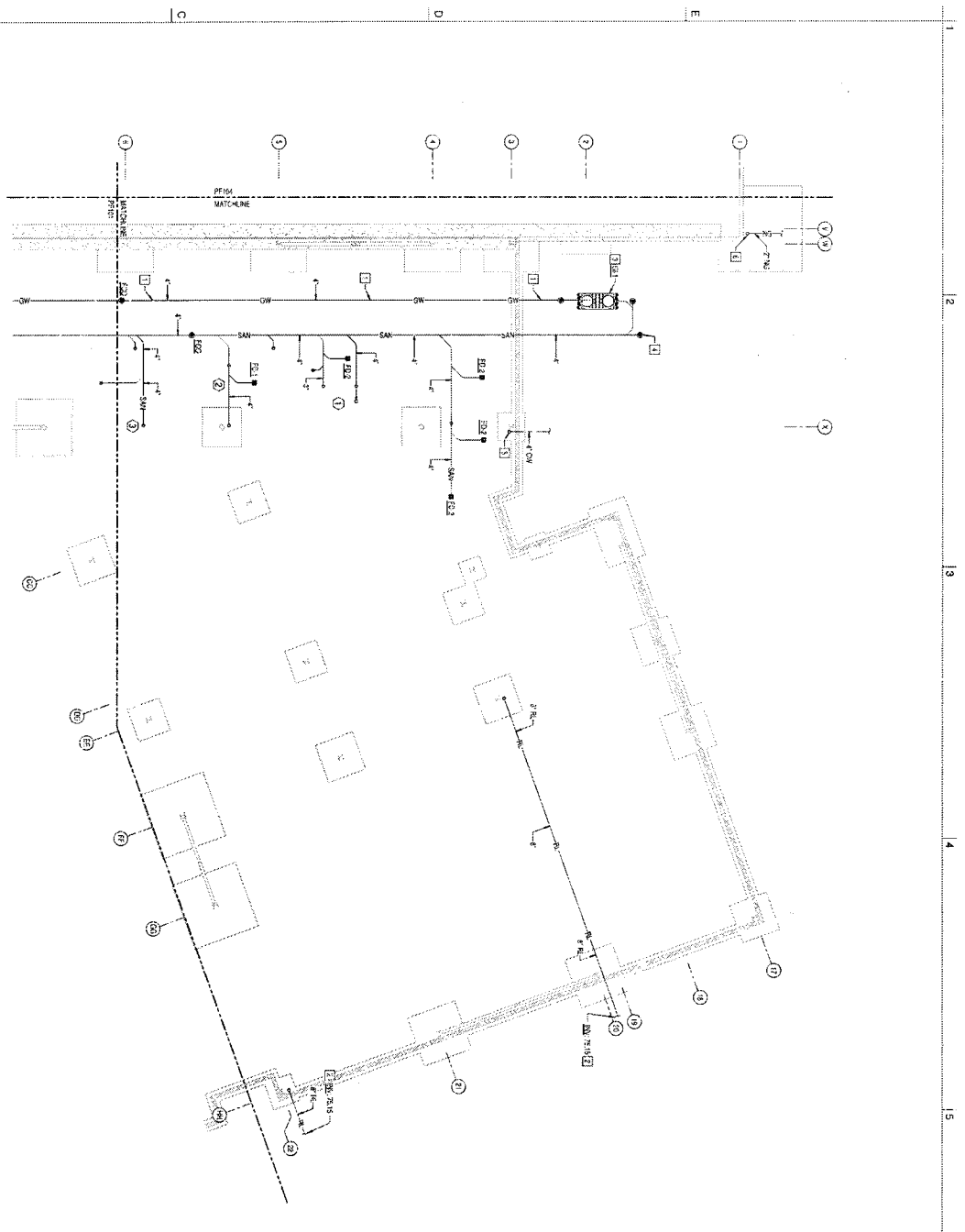
GRAPHIC SCALES



FP111

MEZZANINE FIRE PROTECTION
PLAN - AREA E

NOVEMBER 2023
35% COMPREHENSIVE
AGREEMENT DOCUMENTS
CH 10038



A1 FOUNDATION PLAN - AREA B
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET FOR CHAIRS AND SEATING.
2. AREAS AND B DIMENSIONS CORRESPOND TO FIG. B772.

KEY NOTES

1. SEE FOUNDATION AT 1' PER FOOT.
2. SEE SITE SURVEY FOR CORNER POINTS.
3. SEE FIELD INSPECTOR'S COMMENT IF FINAL LOCATION AND DELAYED.
4. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE CONTRACTOR.
5. VERIFY FINISH GRADE AND ELEVATION WITH THE CONTRACTOR.
6. VERIFY FINISH GRADE AND ELEVATION WITH THE CONTRACTOR.
7. VERIFY FINISH GRADE AND ELEVATION WITH THE CONTRACTOR.
8. VERIFY FINISH GRADE AND ELEVATION WITH THE CONTRACTOR.
9. VERIFY FINISH GRADE AND ELEVATION WITH THE CONTRACTOR.
10. VERIFY FINISH GRADE AND ELEVATION WITH THE CONTRACTOR.

GRAPHIC SCALE(S)



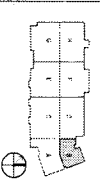
WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER
 100 WEST GENTIA BLVD
 WILLIAMSBURG, VA 23185

CLARKENSEN
 ARCHITECTS
 100 WEST GENTIA BLVD
 WILLIAMSBURG, VIRGINIA 23185
 757-533-8800

GuernseyTingle
 ENGINEERS
 100 WEST GENTIA BLVD
 WILLIAMSBURG, VA 23185

mep
 MECHANICAL ELECTRICAL PLUMBING
 401 N. HOLLAND BOULEVARD
 CHESTERVALE, VA 22033
 757-541-0800

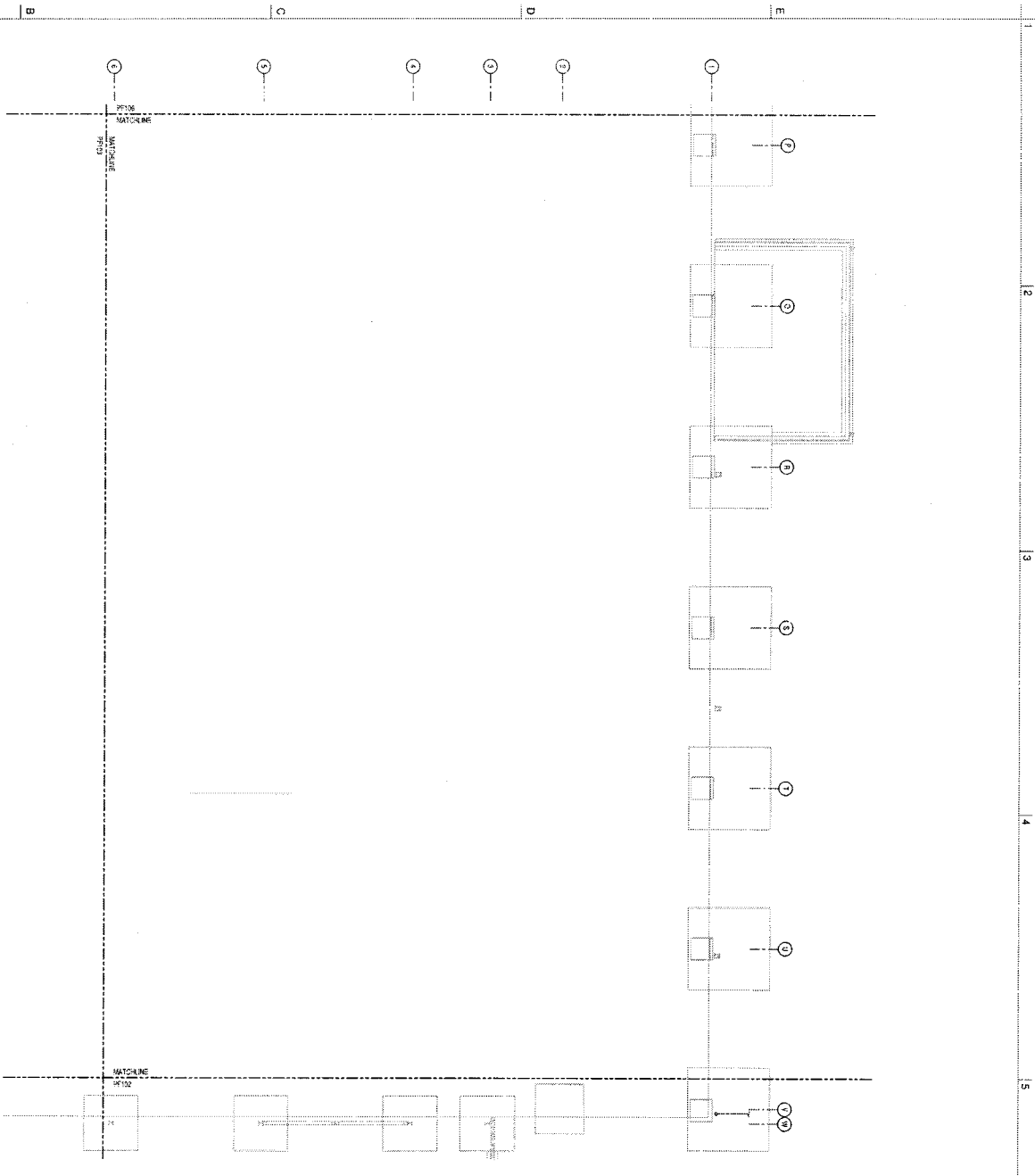
DATE: 10/26/16
 PROJECT: WILLIAMSBURG SPORTS AND EVENTS CENTER
 SHEET: PF102
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



PF102

DATE: 10/26/16
 PROJECT: WILLIAMSBURG SPORTS AND EVENTS CENTER
 SHEET: PF102
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS

A1 FOUNDATION PLAN - AREA D
SCALE: 1/8" = 1'-0"



GRAPHIC SCALES



GENERAL NOTES

- 1 SEE SHEET PF01 FOR GENERAL NOTES
- 2 FINISHED FLOOR ELEVATION (FF) IS 5.5

ARCHITECT: THINGLAB LLC, REGISTERED ARCHITECT
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
100 SOUTH OF PINE BLVD
WILLIAMSBURG, VA 23185

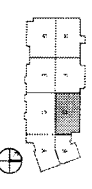
CLARK KENSEN
100 N. MAIN STREET, SUITE 400
WILLIAMSBURG, VA 23185
757-545-5800
www.clarkkensen.com

GuernseyTingle
ARCHITECTURE AND INTERIOR DESIGN
1100 W. MAIN STREET, SUITE 200
WILLIAMSBURG, VA 23185
757-497-2824
www.guernseytingle.com

m e b
MARTIN ENGINEERING & BROSIG
27140 WOODBINE DRIVE
CHESAPEAKE, VA 23030
757-491-2824

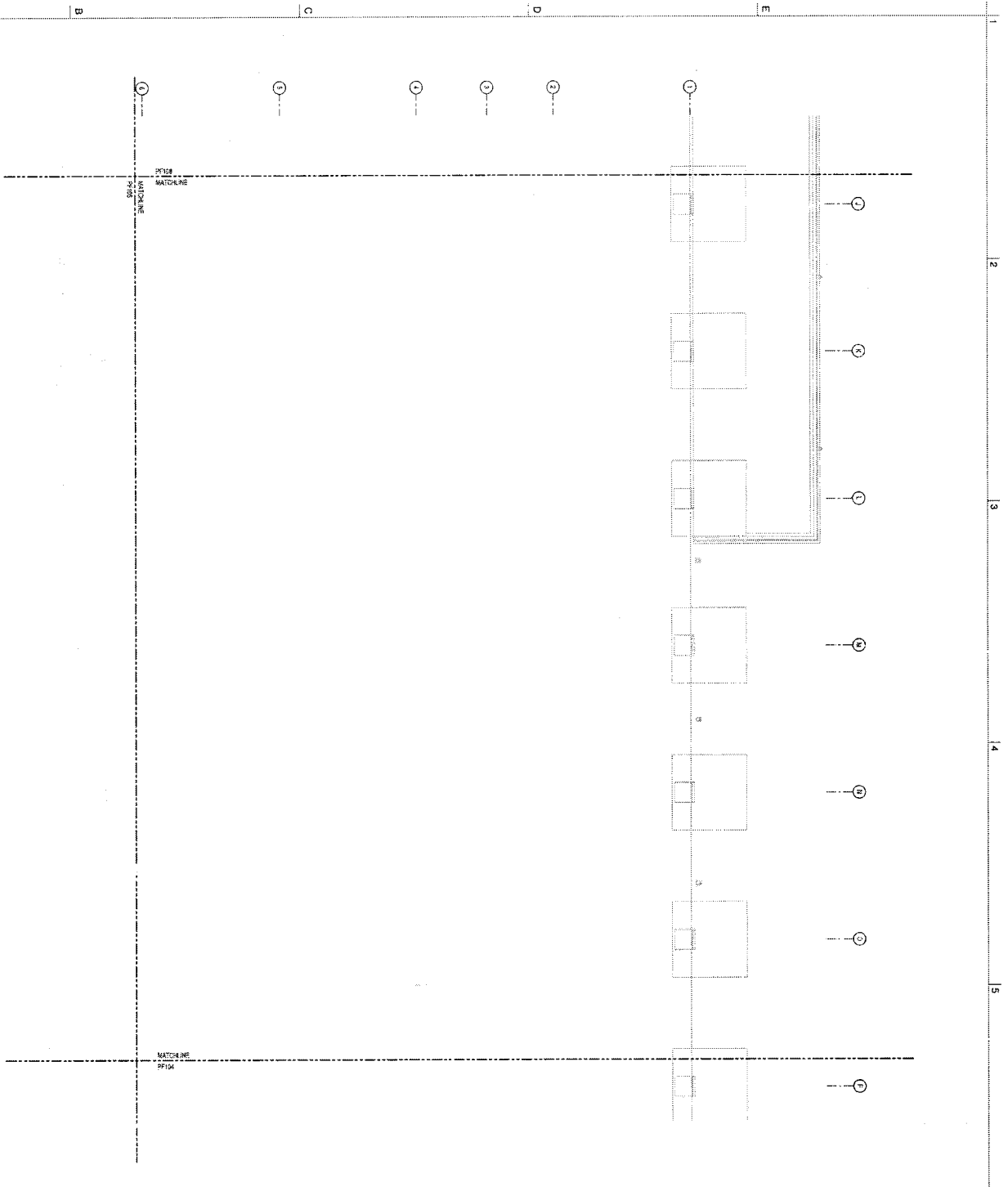
PROJECT NO. 2023-001

NOVEMBER 8, 2023
35% COMPREHENSIVE
AGREEMENT DOCUMENTS



PF104
FOUNDATION PLAN - AREA D

ISSUE DATE: 11/05/2023
DRAWN BY: MFL
CHECKED BY: MFL
PROJECT NO.: CN-10038



FOUNDATION PLAN - AREA F
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- SEE SHEET PF-201 FOR LEGEND AND GENERAL NOTES
- FINISHED FLOOR ELEVATION #F106.5145

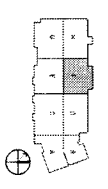
HISTORIC THURGOOD RICE FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 162 VINEYARD CENTER DRIVE
 WILLIAMSBURG, VA 23185

CLARK Nexsen
 450 MAIN STREET, SUITE 1000
 VIRGINIA BEACH, VIRGINIA 23462
 757-435-8900
 clarknexsen.com

GuernseyTringle
 5000 WYOMING AVENUE
 FALLS CHURCH, VA 22034
 703-261-1000
 guernseytringle.com

m3b
 415 HOLLAND BOULEVARD
 OVERSEAS, VA 22133
 703-948-7600
 m3b.com

DATE PLOTTED: NOVEMBER 29, 2013
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



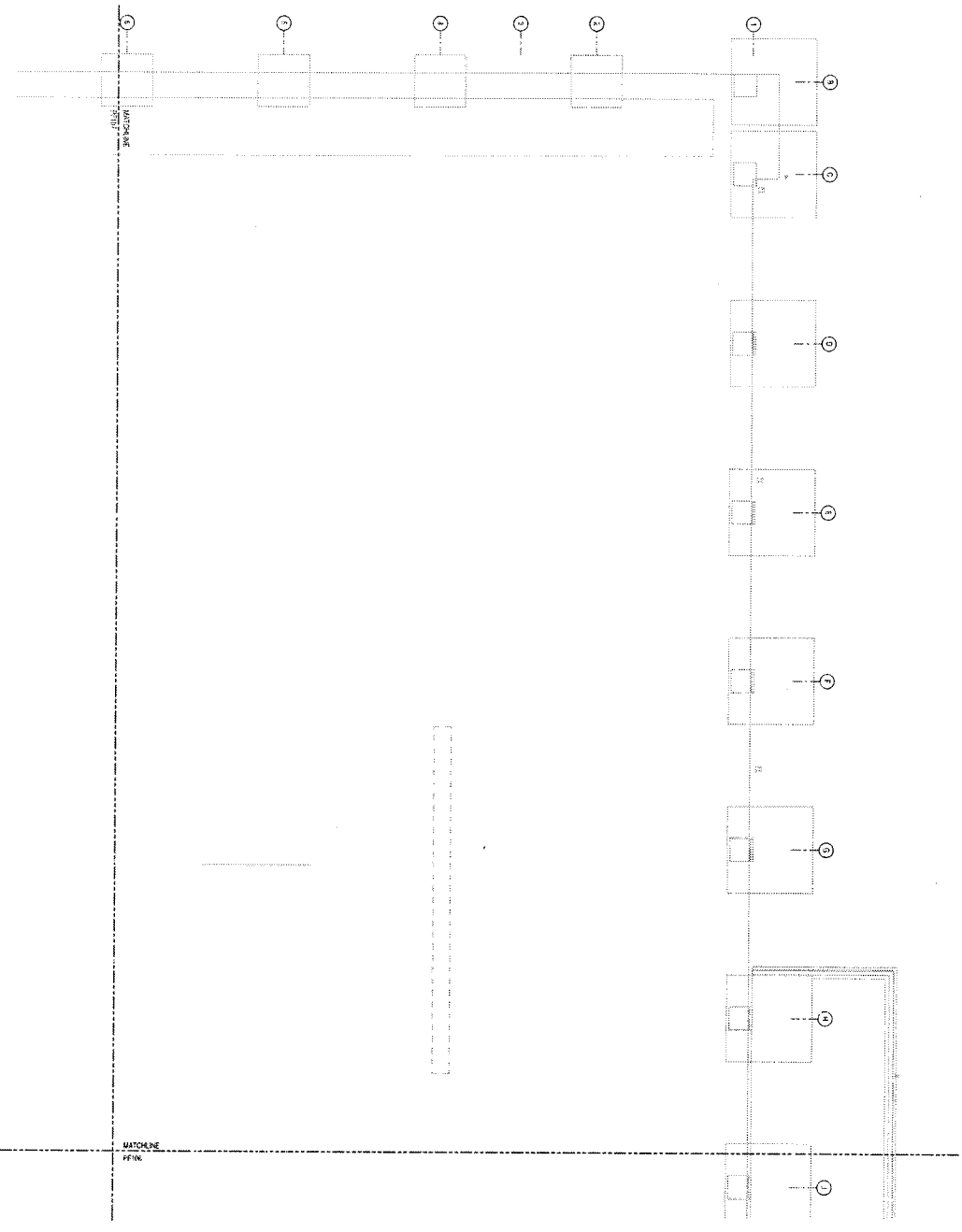
FOUNDATION PLAN - AREA F

PF106



DATE PLOTTED: NOVEMBER 29, 2013
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS

1 2 3 4 5



A1 FOUNDATION PLAN - AREA H
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- SEE SHEET FOR CHASING AND GENERAL NOTES
- FIBERED FLOOR ELEMENTS ARE 8" THK

KEY NOTES

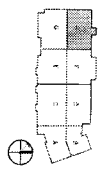
HISTORIC THUNDERBOLT FACILITIES AUTHORITY
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
HISTORIC CENTER
1400 SOUTH MAIN STREET
WILLIAMSBURG, VA 23187

STRUCOR
CLARK Nexsen
400 MAIN STREET, SUITE 1400
WILLIAMSBURG, VIRGINIA 23186
757.536.8000
GTI
Guernsey/Tindle
ARCHITECTS
1000 EAST BROAD STREET
WILLIAMSBURG, VA 23186
757.536.8000

GENERAL CONTRACTOR
m.e.b.
410 SULLY BOULEVARD
WILLIAMSBURG, VA 23187
757.536.8000

PROVISIONAL SET

SUBMITTALS
NOVEMBER 28, 2023
37% COMPREHENSIVE
AGREEMENT DOCUMENTS

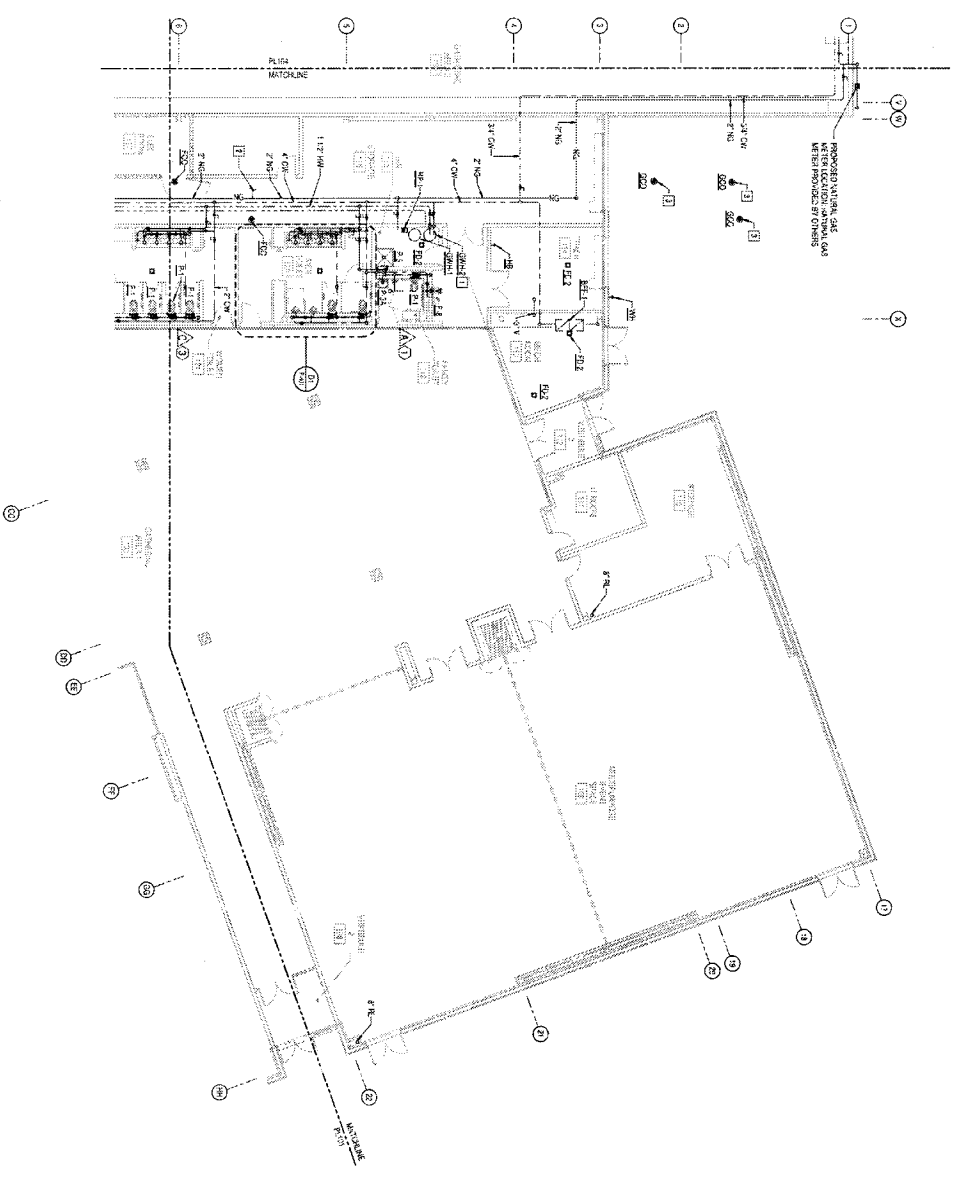


PF108
FOUNDATION PLAN - AREA H

GRAPHIC SCALE(S)
1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"

DATE: 11/28/23
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
SCALE: 1/4" = 1'-0"
PROJECT: CN 10038

A1 LEVEL 1 FLOOR PLAN - AREA B
 SHEET 18 OF 18



- GENERAL NOTES**
1. SEE SHEET FOR DIMENSIONS AND GENERAL NOTES.
 2. SEE SHEETS FOR SCHEDULED PIPE SIZES.

KEY NOTES

1. MATERIALS AND FINISHES SHALL BE AS SHOWN ON SHEET'S FOR FINISHES OR SCHEDULE.
2. ALL UTIL. GAS PIPES TO MECH. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND LOCAL REGULATIONS. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

GRAPHIC SCALE(S)



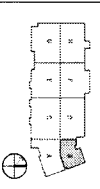
PHYSICIAN: THOMAS R. MC NEELY, MD, FACR
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 100 MARKET CENTER DRIVE
 WILLIAMSBURG, VA 23185

CLARKENSEN
 ARCHITECTS
 401 LAMAR STREET, SUITE 400
 WILLIAMSBURG, VIRGINIA 23188
 757.845.8400
 www.clarkensen.com

GuernseyTingle
 ENGINEERS
 100 MARKET CENTER DRIVE
 WILLIAMSBURG, VA 23185

mep
 MECHANICAL, ELECTRICAL, PLUMBING
 401 LAMAR STREET, SUITE 400
 WILLIAMSBURG, VIRGINIA 23188
 757.845.8400

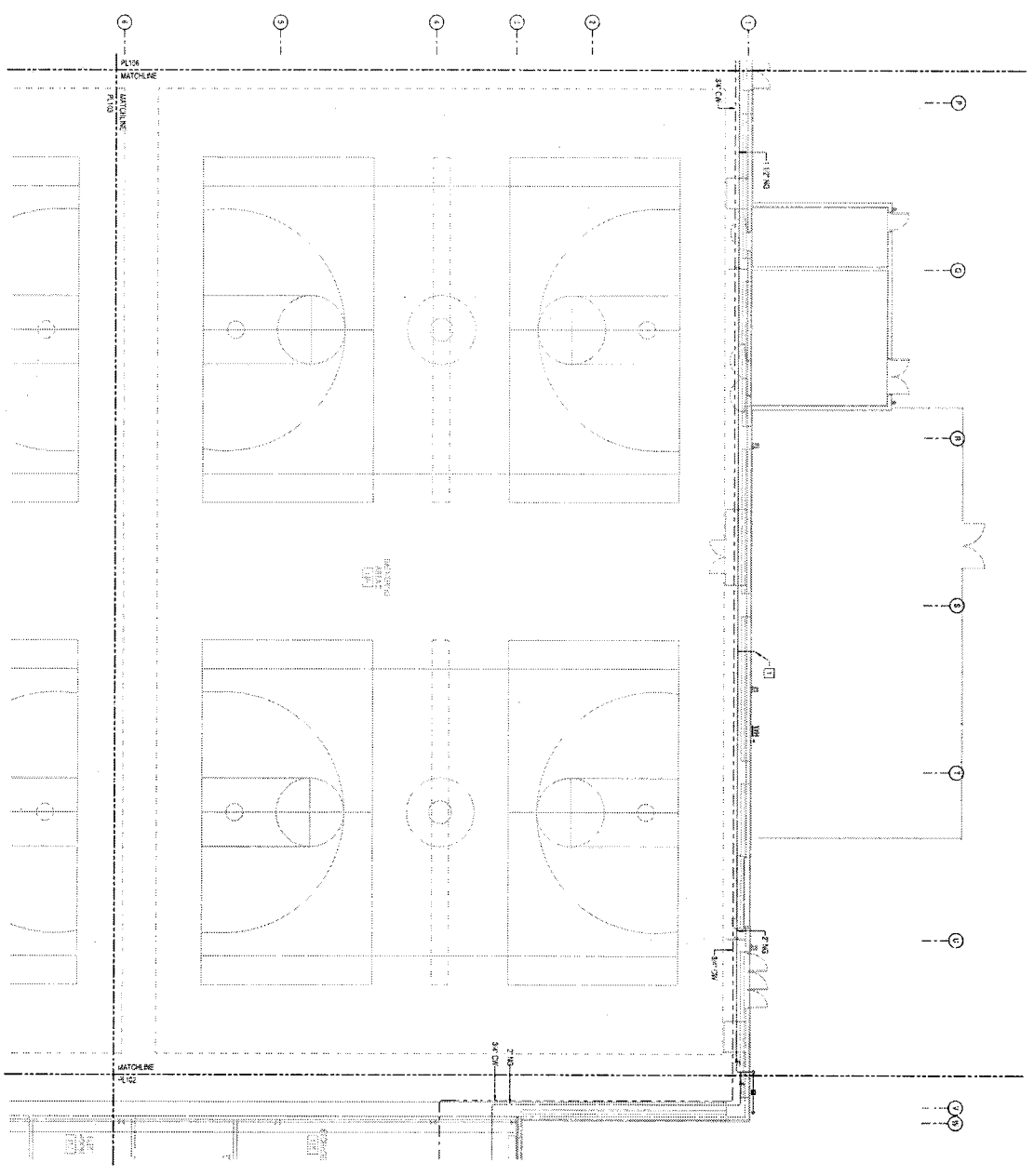
NOVEMBER 20, 2013
**35% COMPREHENSIVE
 AGREEMENT DOCUMENTS**



PL102

SHEET NAME: PL102
 SHEET NUMBER: CN 10038

A1 LEVEL 1 FLOOR PLAN - AREA D
 SCALE: 1/8" = 1'-0"



GENERAL NOTES

- 1 SEE SHEET 201 FOR GENERAL NOTES
- 2 SEE SHEET 201 FOR GENERAL NOTES

KEY NOTES

- 1 NATURAL GAS PIPING TO BE EQUIPPED

WILLIAMSBURG SPORTS AND EVENTS CENTER
 15000 WILLIAMSBURG BOULEVARD
 WILLIAMSBURG, VA 23186

**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**

CLARK NEXSEN

1420 MAIN STREET, SUITE 400
 23185-5906

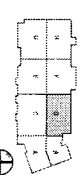
GuernseyTingle

1001 W. MAIN STREET, SUITE 200
 WILLIAMSBURG, VA 23186

m3b

615 N. JAMES BOULEVARD
 WILLIAMSBURG, VA 23186

DATE: 11/02/2013
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



LEVEL 1 FLOOR PLAN - AREA D

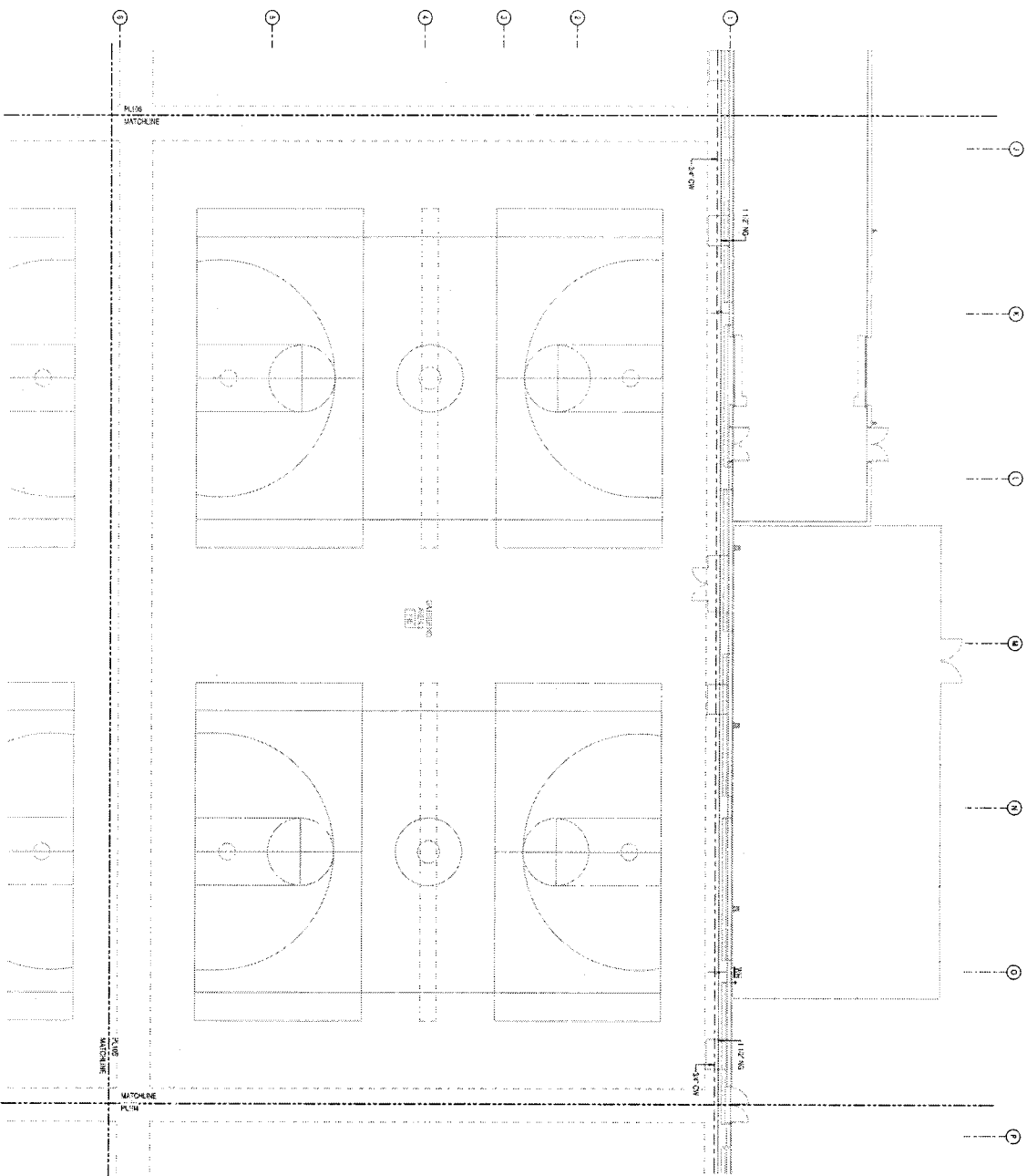
PL104

GRAPHIC SCALE(S)

1" = 10'-0"

TITLE: PL104
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/02/2013

A1 LEVEL 1 FLOOR PLAN - AREA F



GENERAL NOTES
 1 SEE SHEET FOR OTHER GENERAL NOTES
 2 SEE OTHER SHEETS FOR OTHER FACILITIES NOTES

KEY NOTES

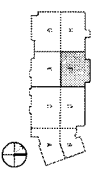
INDICATE TRACKING FACILITIES AVAILABILITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 15200 BRANCH AND LARCH CREEK
 WILLIAMSBURG, VA 23186

CLARK Nexsen
 405 JAMES STREET, SUITE 1400
 RICHMOND, VA 23219
 800.541.9900
 www.clarknexsen.com

GuernseyTingle
 1500 W. MAIN STREET, SUITE 200
 WILLIAMSBURG, VA 23186
 757.546.1100
 www.guernseytingle.com

m3b
 405 HOLLAND BOULEVARD
 WILLIAMSBURG, VA 23186
 757.467.8888
 www.m3b.com

NOTES
 1. NO CONTRACTS TO DATE
 2. 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS

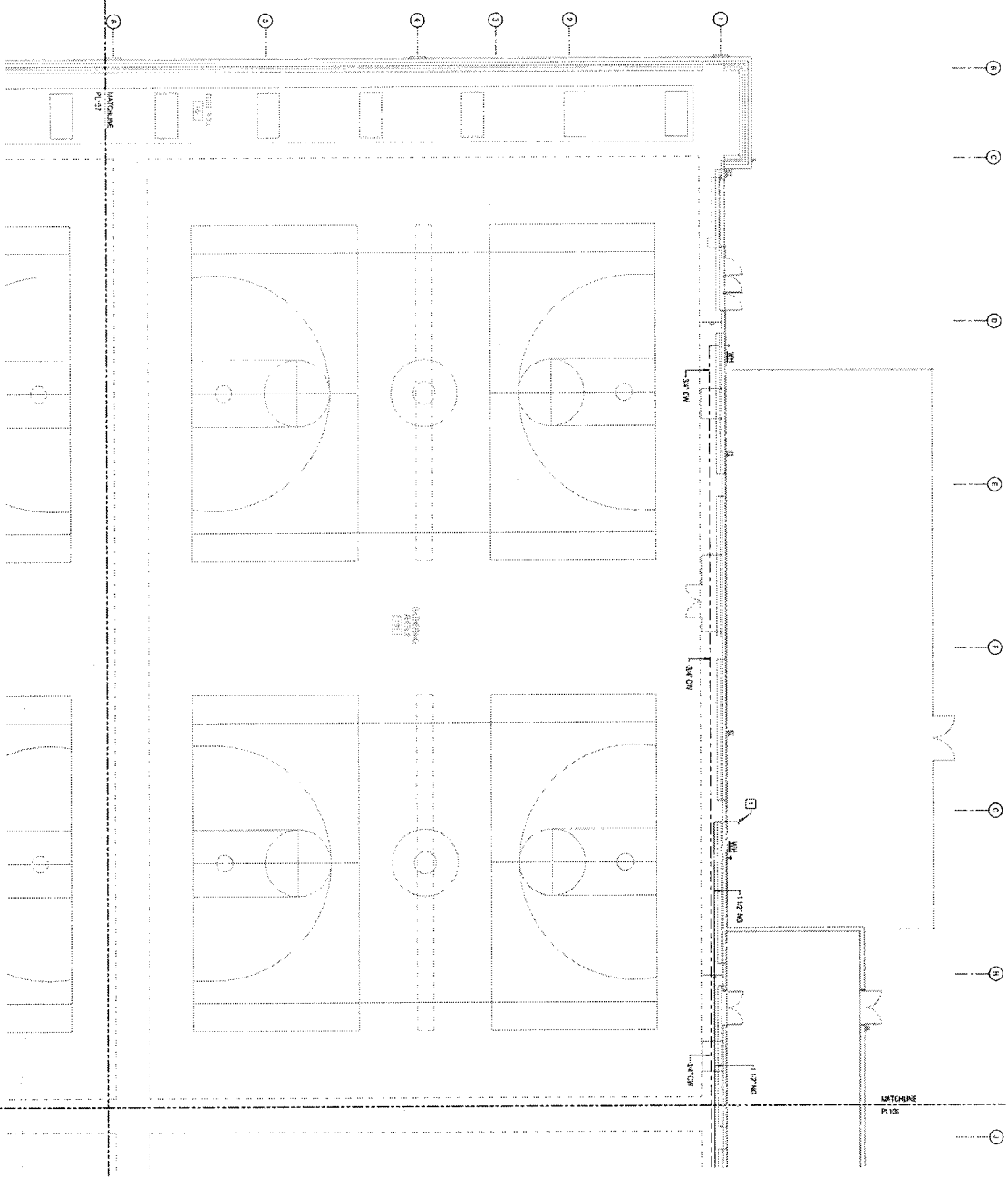


LEVEL 1 FLOOR PLAN - AREA F

PL106

GRAPHIC SCALES
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
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DATE: 07/28/24
 DRAWN BY: JMM
 CHECKED BY: JMM
 ON: 10/38



A1 LEVEL 1 FLOOR PLAN - AREA H
 SCALE: 1/8" = 1'-0"

GENERAL NOTES
 1. SEE SHEET P FOR LEGEND AND GENERAL NOTES
 2. SEE SHEET S FOR DETAILS OF THE SEALS

KEY NOTES
 1. NATIONAL AND FINANCIAL EQUIPMENT

GRAPHIC SCALE(S)



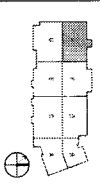
HISTORIC THURGOOD RICE FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 102 VICTOR CENTER BLVD
 WILLIAMSBURG, VA 23185

CLARK KEXSEN
 650 MAIN STREET SUITE 1400
 VIRGINIA BEACH, VIRGINIA 23462
 757-465-9900

Gurnsey+Ingle
 3000 GURNEY DRIVE
 SPANGLERVILLE, VA 22973

m3b
 4811 HOLLAND BOULEVARD
 CHESAPEAKE, VA 23029
 757-535-9800

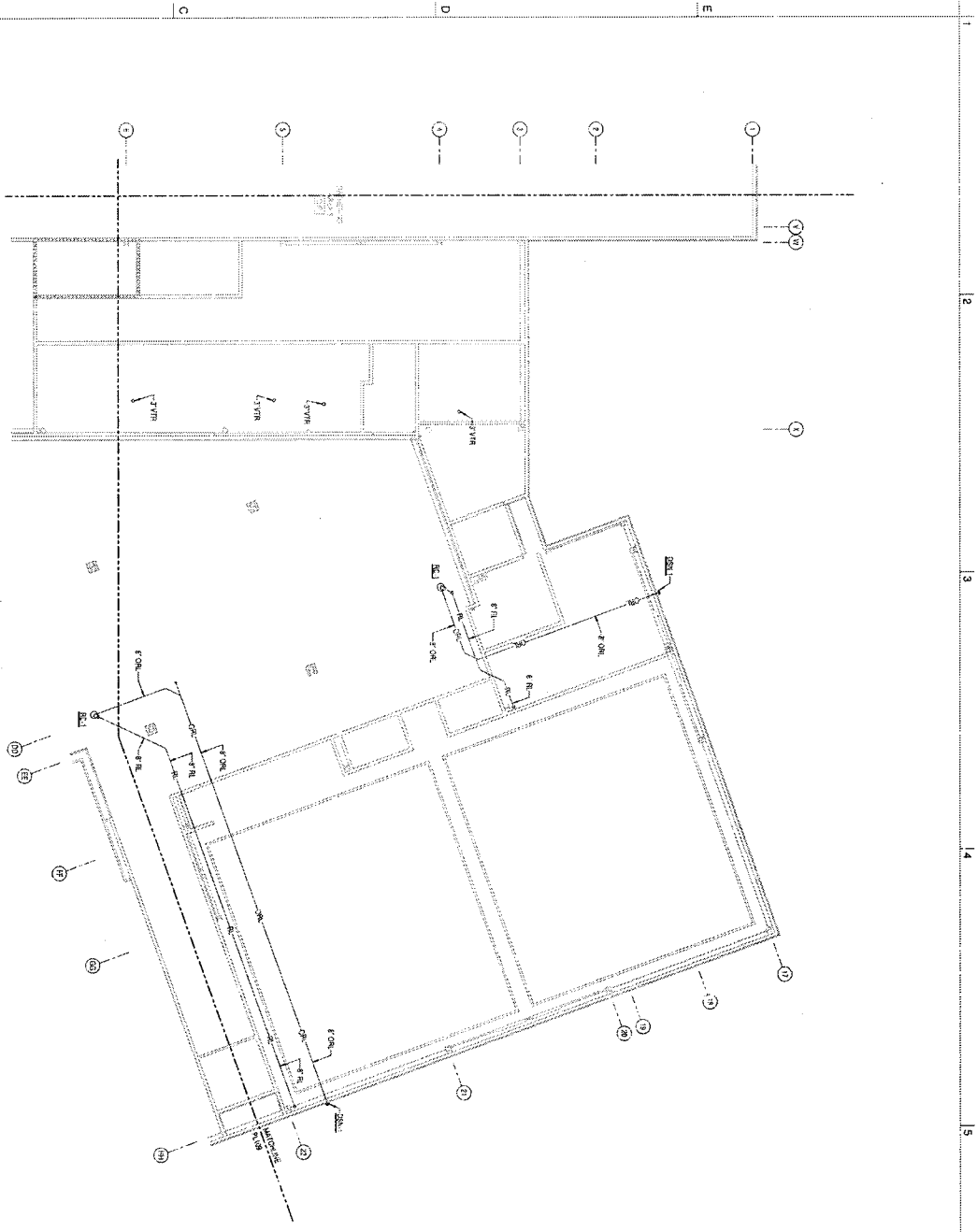
NOVEMBER 2023
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



LEVEL 1 FLOOR PLAN - AREA H

PL108

ISSUE DATE: 11/22/23
 DRAWING NO.: PL108
 PROJECT NO.: CN 10028



A1 MEZZANINE PLAN - AREA B
 SCALE: 1/8" = 1'-0"

GENERAL NOTES
 1. SEE SHEET PL10 FOR LEGEND AND GENERAL NOTES
 2. SEE DIMENSION SCHEDULE FOR DIMENSIONAL SIZES

KEY NOTES

GRAPHIC SCALE(S)



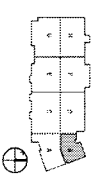
HISTORIC THRUFAIR RISE FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 10296 WILLIAMSBURG
 WILLIAMSBURG, VA 23185

CLARK NEXSEN
 ARCHITECTS
 400 MAIN STREET, SUITE 200
 VIRGINIA BEACH, VIRGINIA 23462
 757-535-5500

Guernsey|Ingle
 ARCHITECTS
 10000 WILSON ROAD
 VIRGINIA BEACH, VA 23462

m.e.b.
 ARCHITECTS
 4015 POLK ROAD, SUITE 200
 CHESTERFIELD, VA 23033
 757-297-3024

DATE:
 NOVEMBER 28, 2013
**35% COMPREHENSIVE
 AGREEMENT DOCUMENTS**

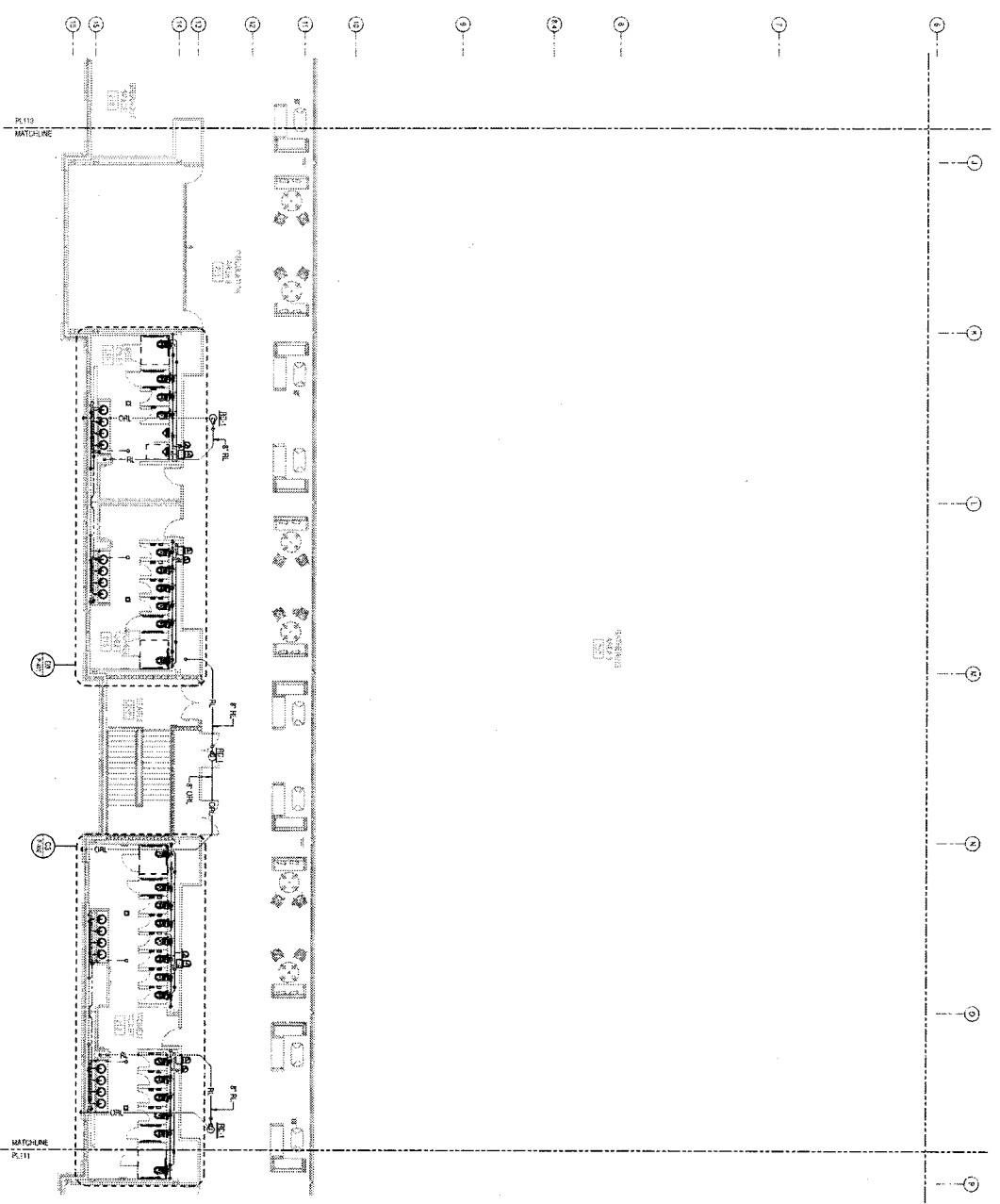


SHEET
 MEZZANINE FLOOR PLAN -
 AREA B

PL110

ISSUE
 DATE
 REVISION
 BY
 CHECKED
 DATE
 04/10/2013

A1 MEZZANINE PLAN - AREA E
SCALE: 1/8" = 1'-0"



- GENERAL NOTES**
1. SEE SHEET P-1 FOR LEGEND AND GENERAL NOTES
 2. SEE SHEET P-2 FOR MATERIAL SCHEDULES

HISTORIC THRUWAH FERGUSON'S AMPLIFITY
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
1650 WEST CENTRAL BLVD
MARIETTA, GA 30067

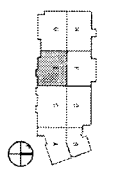
CLARKNEXSEN
425 MAIN STREET, SUITE 1402
WILMINGTON, DELAWARE 19801
TEL: 302.486.5000
www.clarknexsen.com

Gil
GuernseyTrindle
www.guernseytrindle.com

m.e.b.
415 N. HOLLAND BOULEVARD
COLUMBIA, SC 29202
TEL: 803.733.8000
www.meb.com

KEY NOTES

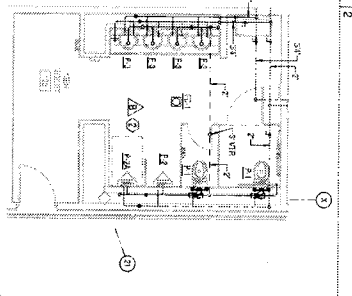
DATE: NOVEMBER 20, 2013
35% COMPREHENSIVE
AGREEMENT DOCUMENTS
PROJECT: MEZZANINE PLAN - AREA E



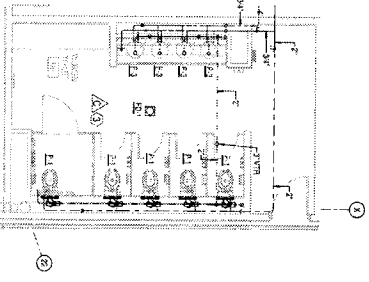
MEZZANINE FLOOR PLAN -
AREA E

PL112

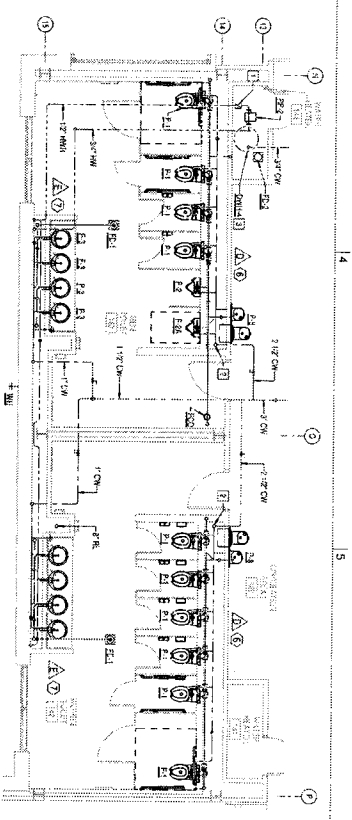
GRAPHIC SCALE(S)
1/8" = 1'-0"
ON 10/38



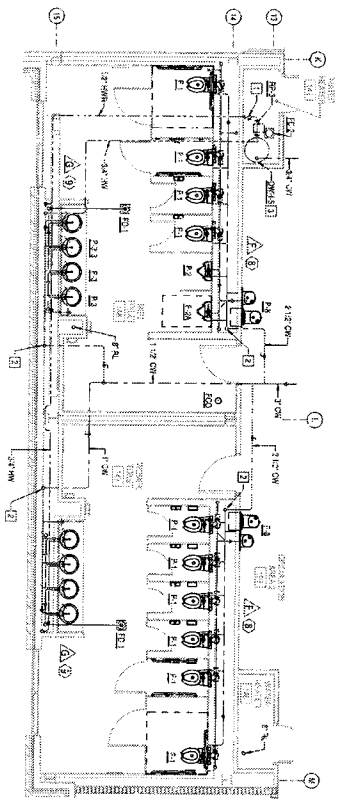
D1 ENLARGED PLAN - LEVEL 1 - MEN TOILET 120
 SCALE: 1/8" = 1'-0"



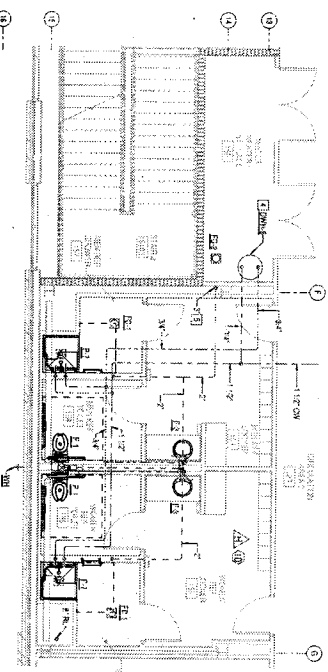
D2 ENLARGED PLAN - LEVEL 1 - WOMEN TOILET 121
 SCALE: 1/8" = 1'-0"



D3 LEVEL 1 FLOOR PLAN - AREA E - CALLOUT 1
 SCALE: 1/8" = 1'-0"



D3 ENLARGED PLAN - LEVEL 1 - WOMEN TOILET 147, MEN TOILET 148
 SCALE: 1/8" = 1'-0"



A3 ENLARGED PLAN - LEVEL 1 - WOMEN REF LOCKER 153, MEN REF LOCKER 156, WATER HEATERS/STORAGE 159
 SCALE: 1/8" = 1'-0"

GENERAL NOTES
 1. SEE SHEET P-401 FOR LEGEND AND GENERAL NOTES
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC

- KEY NOTES**
1. PROVIDE CHECK VALVE AND CHECK VALVE OPERATOR
 2. PROVIDE 1/2" DIA. COPPER PIPING FOR ALL WATER SERVICE
 3. PROVIDE 1/2" DIA. COPPER PIPING FOR ALL WATER SERVICE
 4. PROVIDE 1/2" DIA. COPPER PIPING FOR ALL WATER SERVICE
 5. PROVIDE 1/2" DIA. COPPER PIPING FOR ALL WATER SERVICE

HISTORIC STRUCTURE REPAIR PROJECTS AUTHORITY
WILLIAMSBURG SPORTS AND EVENTS CENTER
 400 MAIN STREET, SUITE 400
 WILLIAMSBURG, VIRGINIA 23186
 757-835-5000
 www.williamsburgsports.com

CLARK KENSEN
 400 MAIN STREET, SUITE 400
 WILLIAMSBURG, VIRGINIA 23186
 757-835-5000
 www.clarkkensen.com

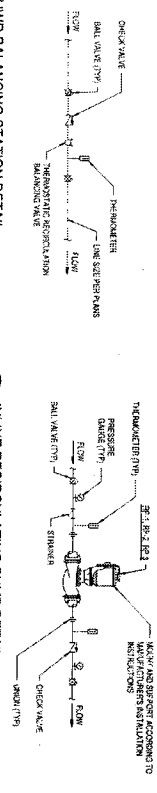
m.e.b.
 400 MAIN STREET, SUITE 400
 WILLIAMSBURG, VIRGINIA 23186
 757-835-5000
 www.meb.com

35% COMPREHENSIVE AGREEMENT DOCUMENTS

P-401

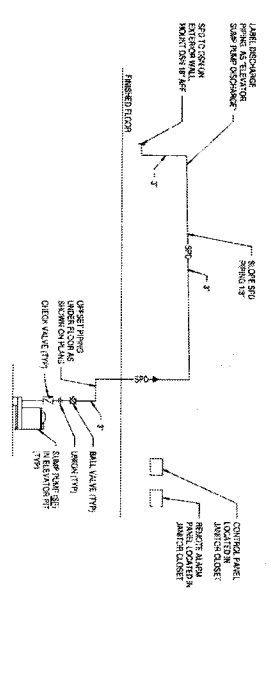


CH 10038

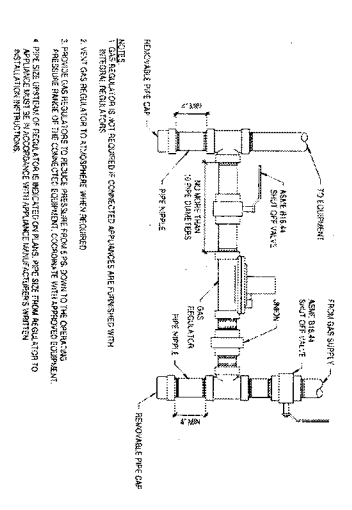


D1 HWB BALANCING STATION DETAIL
NOT TO SCALE

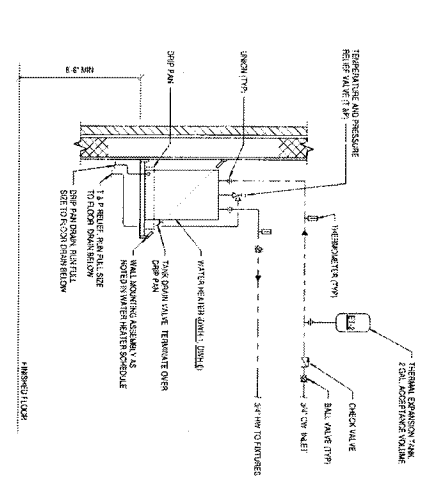
D2 INLINE REEQUILATING PUMP DETAIL
NOT TO SCALE



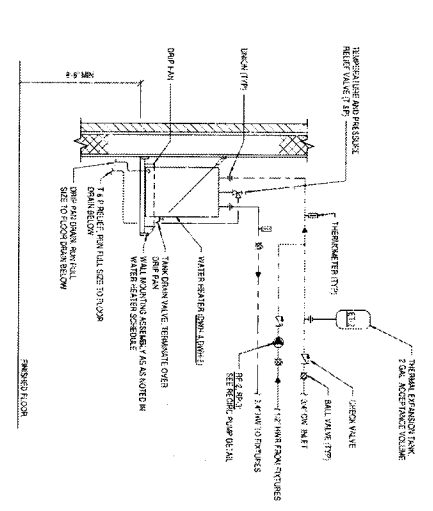
D4 SUMP PUMP DETAIL
NOT TO SCALE



C1 GAS CONNECTION DETAIL
NOT TO SCALE



C3 WATER HEATER DETAIL - DWH-1, DWH-6
NOT TO SCALE



C3 WATER HEATER DETAIL - DWH-4, DWH-5
NOT TO SCALE

WINDING THUNDER INC. FACILITIES ADMINISTRATION
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
100 S. WEST ST.
WILLIAMSBURG, VA 23185

CLARK NEXSEN
100 MAIN STREET, SUITE 400
SPRINGFIELD, VA 22154-4200
CLARK NEXSEN COMPANY, INCORPORATED
www.clarknexsen.com

Guernsey/Tingle
www.guernseytingle.com

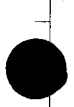
mcb
2707 HOLLAND COLLEYS RD.
DANVILLE, VA 22029
703.756.0604
www.mcb.com

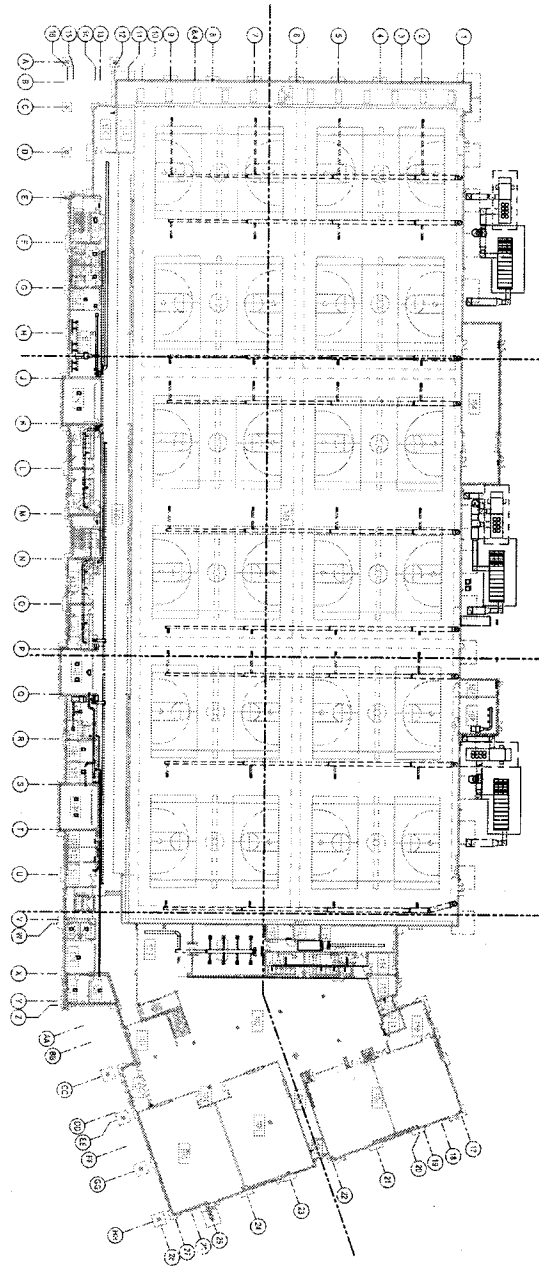
CONTRACT:
NOVEMBER 28, 2023
35% COMPREHENSIVE
AGREEMENT DOCUMENTS

DETAILS

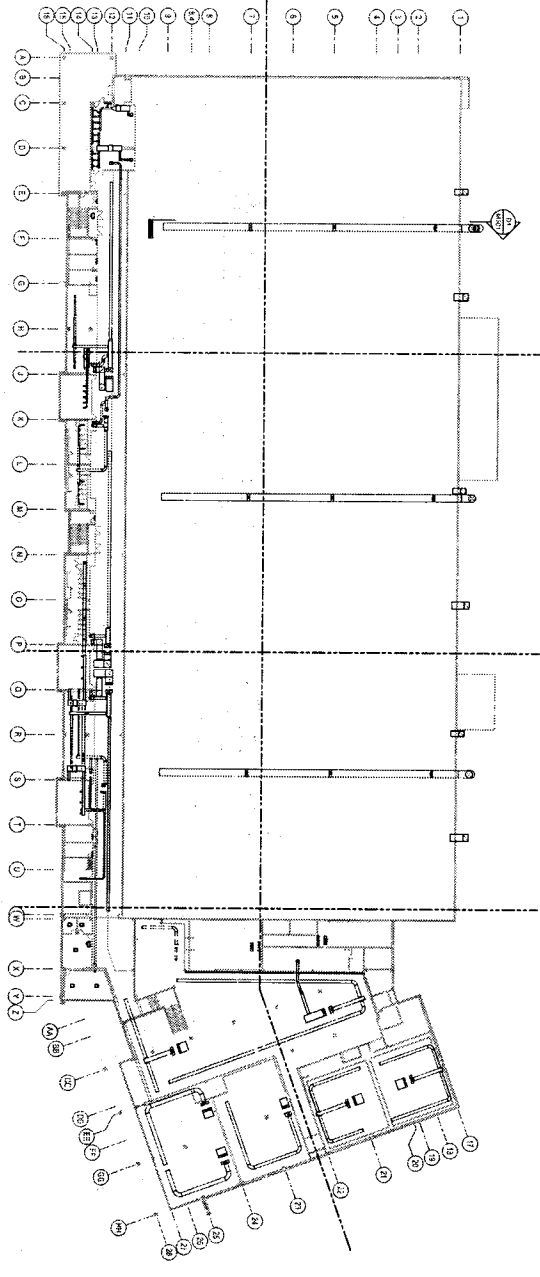
P-501

NO. 103254
DATE: 05/20/23
DRAWN BY: RIN
CHECKED BY: RIN
CN 10038





C1 LEVEL 1 DUCTWORK FLOOR PLAN
 SCALE: 1/8" = 1'-0"



A1 MEZZANINE DUCTWORK FLOOR PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET T-101 FOR LEGEND AND GENERAL NOTES.
2. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE SHOWN ON THIS SHEET UNLESS OTHERWISE NOTED.
3. SUPPLY TO BE DETERMINED INDICATED TO THE PACKS.

HISTORIC THOMAS RICE FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 161 VICTOR CENTER DRIVE
 WILLIAMSBURG, VA 23185

CLARK Nexsen
 452 MAIN STREET, SUITE 400
 WILLIAMSBURG, VIRGINIA 23188
 757.462.3600
 www.clarknexsen.com

mab
 401 HOLLAND BOULEVARD
 CHARLOTTE, NC 28202
 704.375.2000

Gil
 Guenther/Tingle
 3700 W. WILSON AVENUE
 WILSON, NC 27894

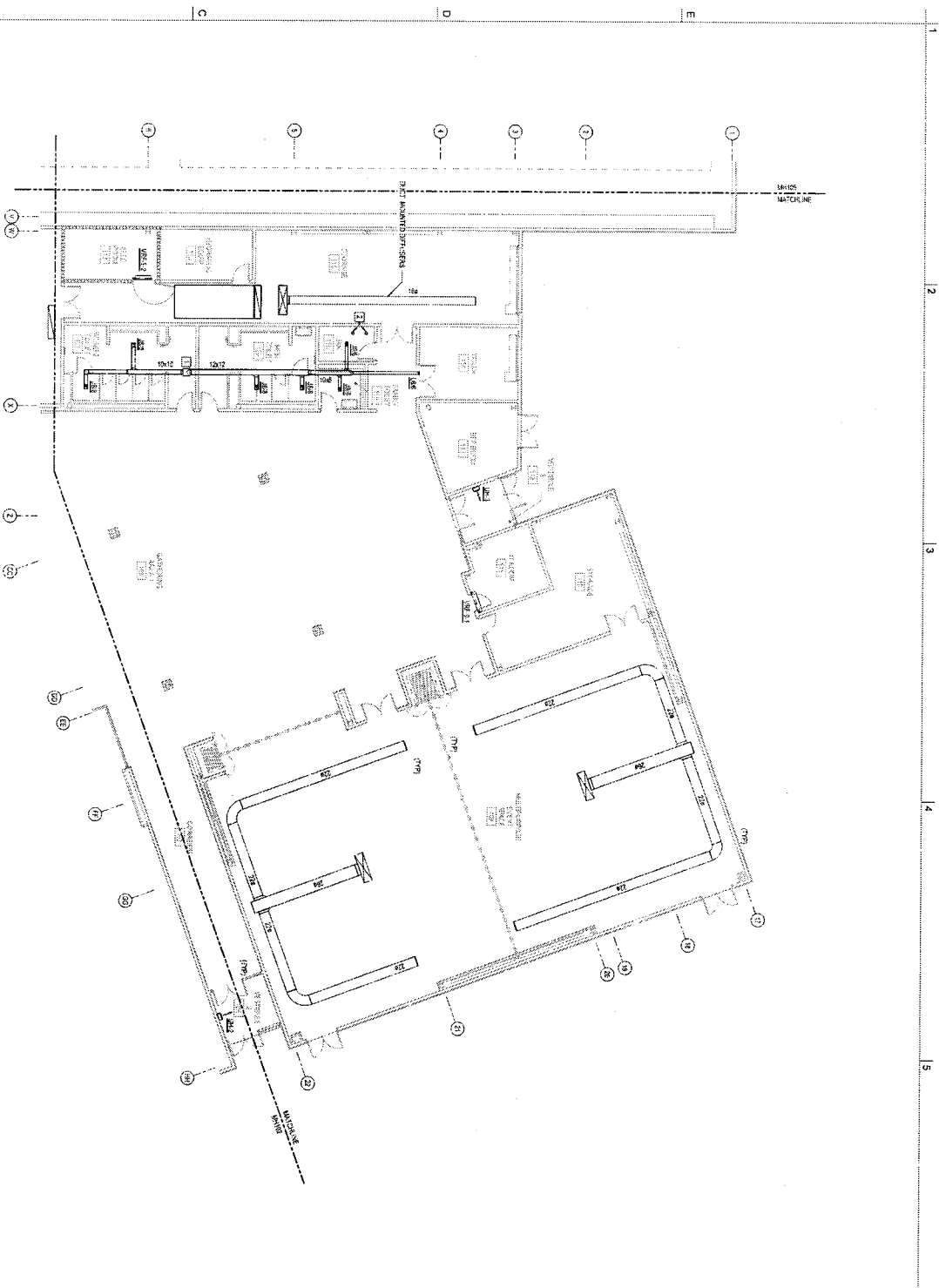
KEY NOTES

DATE: NOVEMBER 28, 2012
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS
 PROJECT NO.: 10038
 SHEET NO.: 101

OVERALL DUCTWORK PLANS

MH101

GRAPHIC SCALE(S)
 1/8" = 1'-0"
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A1 LEVEL 1 DUCTWORK FLOOR PLAN - AREA B
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SEE SECTION FOR LEGEND AND GENERAL NOTES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

KEY NOTES

1. WATER DRAINAGE SHALL BE TO GRAV. OR RISE.
2. WATER WASTE SHALL BE TO ROOF.

WILLIAMSBURG SPORTS AND EVENTS CENTER

MECHANICAL CONTRACT NO. 10-10-2010
 CONTRACTOR: CLARK KNEXSEN
 400 MAIN STREET, SUITE 400
 VIRGINIA BEACH, VIRGINIA 23462
 TEL: 757.463.8800
 WWW.CLARKKNEXSEN.COM

CLARK KNEXSEN

400 MAIN STREET, SUITE 400
 VIRGINIA BEACH, VIRGINIA 23462
 TEL: 757.463.8800
 WWW.CLARKKNEXSEN.COM

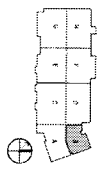
GuernseyTingle

MECHANICAL CONTRACT NO. 10-10-2010
 CONTRACTOR: CLARK KNEXSEN



418 HOLLAND BOULEVARD
 VIRGINIA BEACH, VA 23462
 TEL: 757.463.8800

MECHANICAL CONTRACT NO. 10-10-2010
 CONTRACTOR: CLARK KNEXSEN
 400 MAIN STREET, SUITE 400
 VIRGINIA BEACH, VIRGINIA 23462
 TEL: 757.463.8800
 WWW.CLARKKNEXSEN.COM



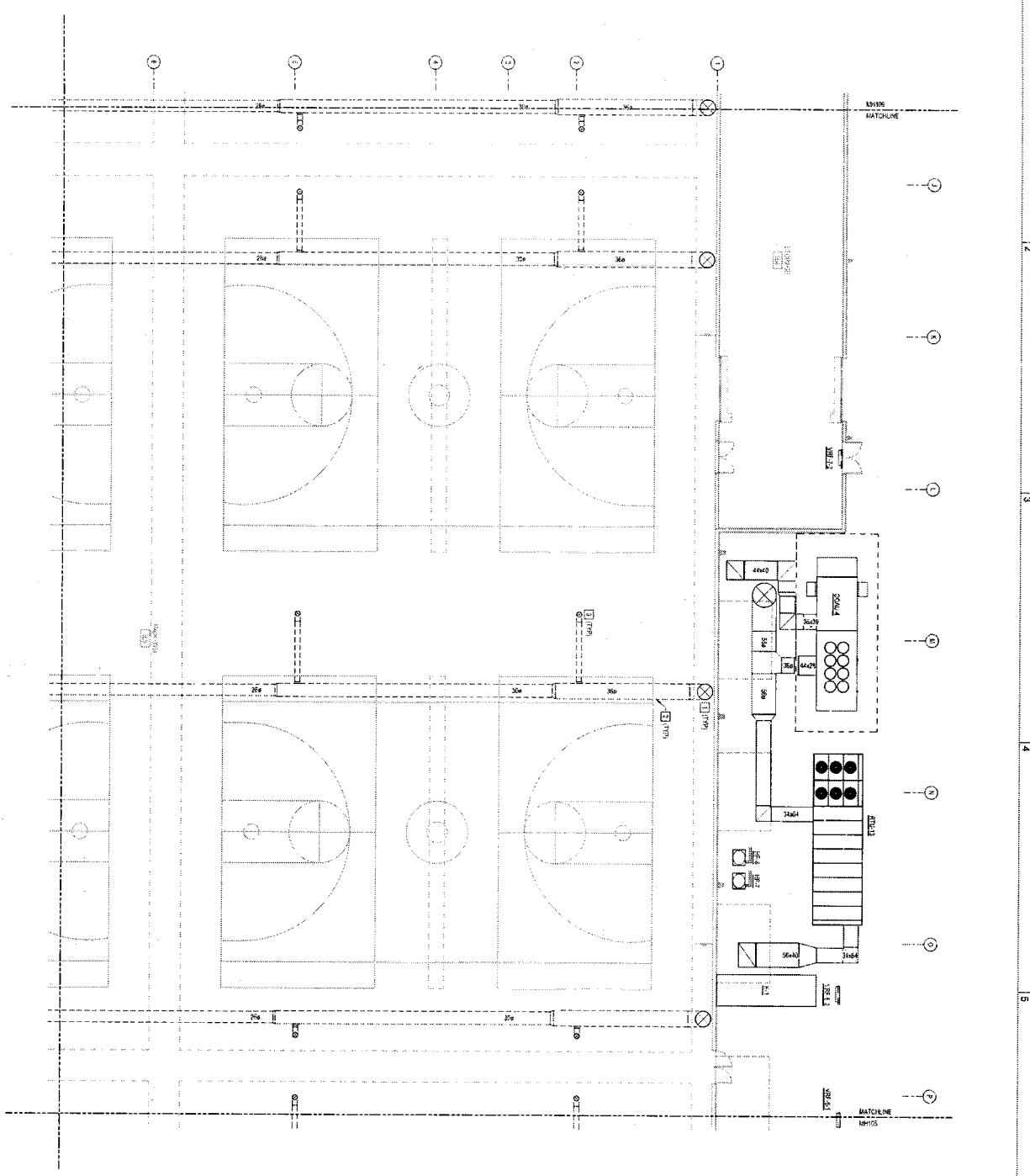
LEVEL 1 DUCTWORK FLOOR PLAN - AREA B

MH103

GRAPHIC SCALE(S)
 1/8" = 1'-0"

DATE: 10/10/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

A1) LEVEL 1 DUCTWORK FLOOR PLAN - AREA F
 SCALE: 1/8" = 1'-0"



GENERAL NOTES

- SEE SHEET A01 FOR LEGEND AND GENERAL NOTES.
- ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- NOT ALL DUCTWORK AND OFFSETS SHOWN. REFERENCED OFFSETS ARE SUPPLY TO BE DELIVERED SPECIFICALLY TO THE SPACES.

KEY NOTES

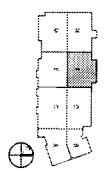
1. SEE SHEET A01 FOR LEGEND.
2. SUPERSEDED SHEET MODEL ELEVATION 2 BELOW SCALE. REFER TO ON SHEET A01 FOR DIMENSIONS.
3. IF MULTIPLE PLACEMENTS, SEE DETAIL ON SHEET A01.

WEST VIRGINIA UNIVERSITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1001 UNIVERSITY CENTER DRIVE
 WILLIAMSBURG, VA 23185

ARCHITECT
CLARK Nexsen
 402 MAIN STREET, SUITE 400
 WYOMING BEACH, VIRGINIA 22848
 757.463.8800
giri
 Guernsey/Trogle
 1000 UNIVERSITY CENTER DRIVE
 WILLIAMSBURG, VA 23185

GENERAL CONTRACTOR
m.e.b.
 401 HOLLAND BOULEVARD
 WILLIAMSBURG, VA 23185
 757.463.8800

DATE: 11/02/2014
 30% COMPREHENSIVE
 ASSESSMENT DOCUMENTS



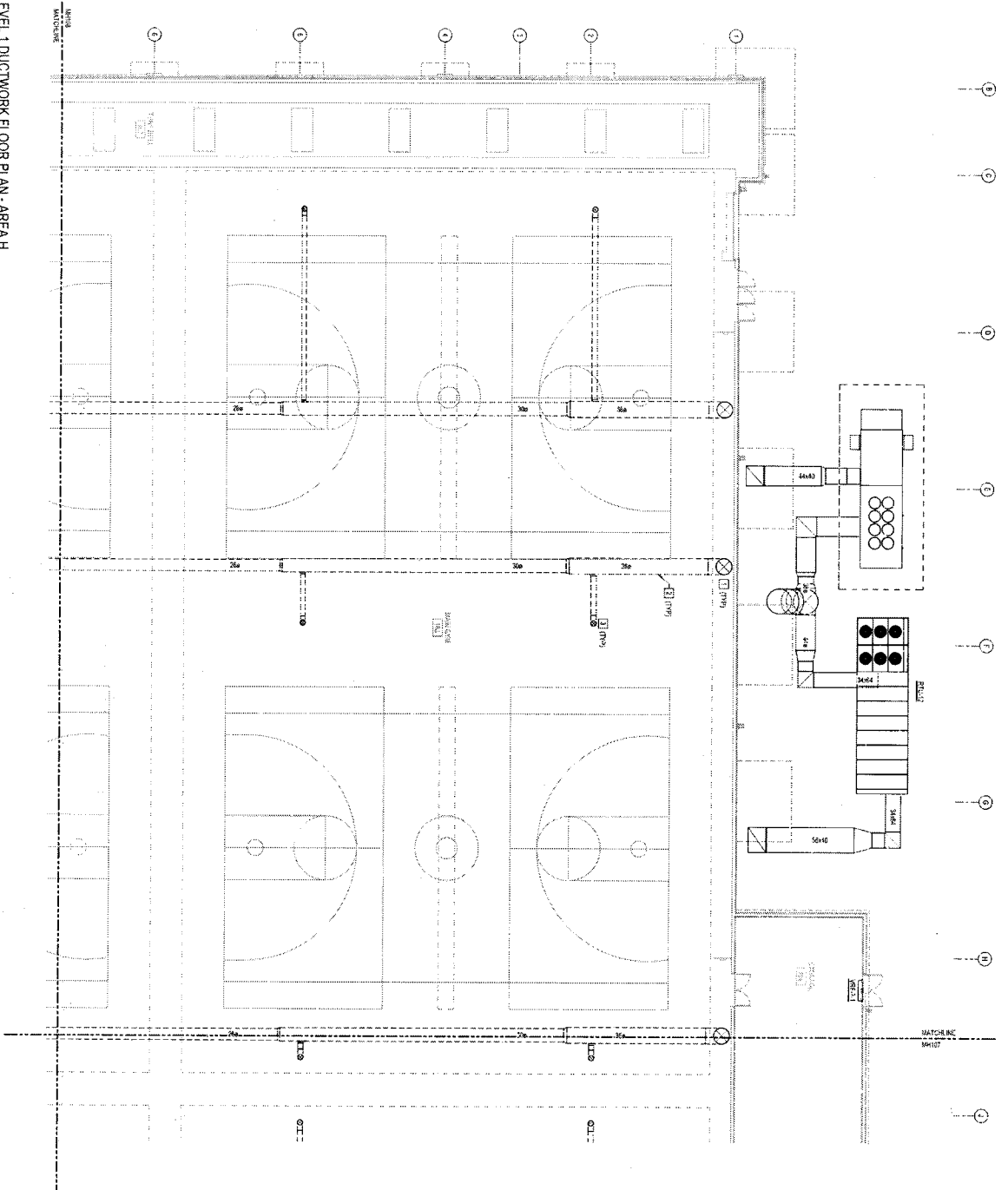
LEVEL 1 DUCTWORK FLOOR
 PLAN - AREA F

MH107

GRAPHIC SCALE(S)
 1/8" = 1'-0"

DATE: 11/02/2014
 DRAWN BY: JAC
 CHECKED BY: JAC
 ON 10038

A1 LEVEL 1 DUCTWORK FLOOR PLAN - AREA H
 SCALE: 1/8" = 1'-0"



GENERAL NOTES

- SEE SHEET FOR LEGEND AND GENERAL NOTES
- ALL DUCTWORK AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE applicable code and standards.
- ALL DUCTWORK AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE applicable code and standards.
- ALL DUCTWORK AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE applicable code and standards.

KEY NOTES

- SEE SHEET FOR LEGEND AND GENERAL NOTES
- ALL DUCTWORK AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE applicable code and standards.
- ALL DUCTWORK AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE applicable code and standards.
- ALL DUCTWORK AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE applicable code and standards.

GRAPHIC SCALES

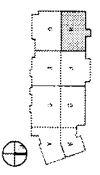
NOTICE: THROUGH THE FACILITIES AUTHORITY
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185

CLARK NEXSEN
 402 MAIN STREET, SUITE 402
 WILLIAMSBURG, VA 23185
 757-853-5000
 www.clarknexsen.com

GuernseyTingle
 1000 COMMONWEALTH AVENUE
 WILLIAMSBURG, VA 23185

m3b
 402 MAIN STREET, SUITE 402
 WILLIAMSBURG, VA 23185
 757-853-5000

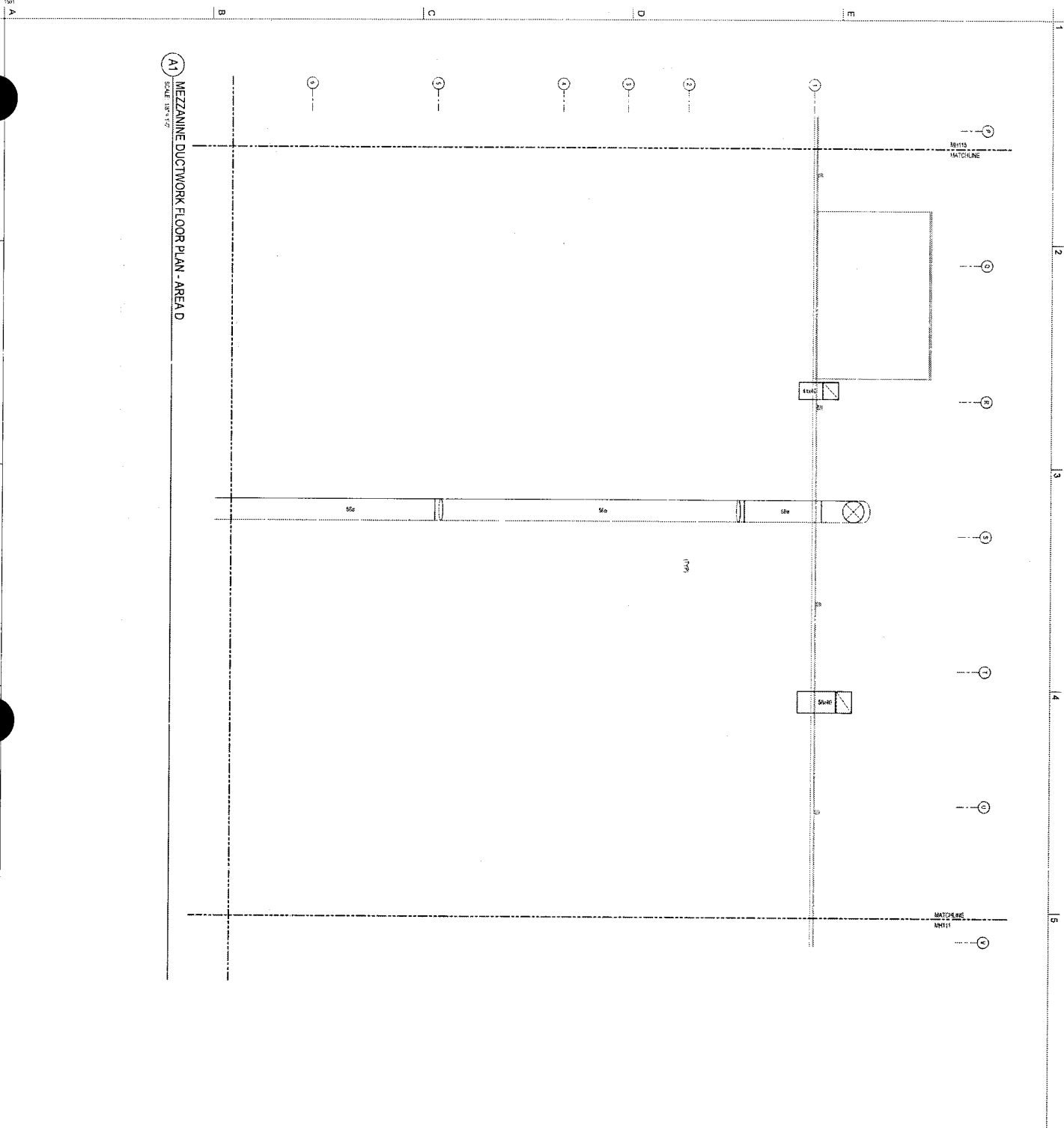
CONTRACT NO. 2013
38% COMPREHENSIVE
AGREEMENT DOCUMENTS



LEVEL 1 DUCTWORK FLOOR
 PLAN - AREA H

MH109

DATE: 11/03/2014
 DRAWN AND CHECKED BY: [Name]
 PROJECT NO.: CN 10038



A1 MEZZANINE DUCTWORK FLOOR PLAN - AREA D
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET FOR LEGEND AND GENERAL NOTES.
2. ALL DIMENSIONS AND OFFSETS SHOWN ASSUMED UNLESS OTHERWISE NOTED.
3. SHOW TO BE DELIVERED SPECIFICALLY TO THE SPACES.

KEY NOTES

HISTORIC PRESERVE REG. FACILITIES AUTHORITY
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 1000 COMMONWEALTH ST
 WILLIAMSBURG, VA 23187

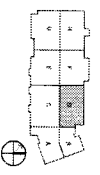
CLARK Nexsen
 400 MAIN STREET, SUITE 400
 WILLIAMSBURG, VIRGINIA 23188
 757.536.8000
 www.clarknexsen.com

Guarney/Troile
 ARCHITECTS
 1000 COMMONWEALTH ST., SUITE 100
 WILLIAMSBURG, VA 23187

m.e.b.
 401 HOLLAND BOULEVARD
 WILLIAMSBURG, VA 23187
 757.487.0000

NOTES:

1. REFER TO SHEET 1003
2. 30% COMPREHENSIVE AGREEMENT DOCUMENTS



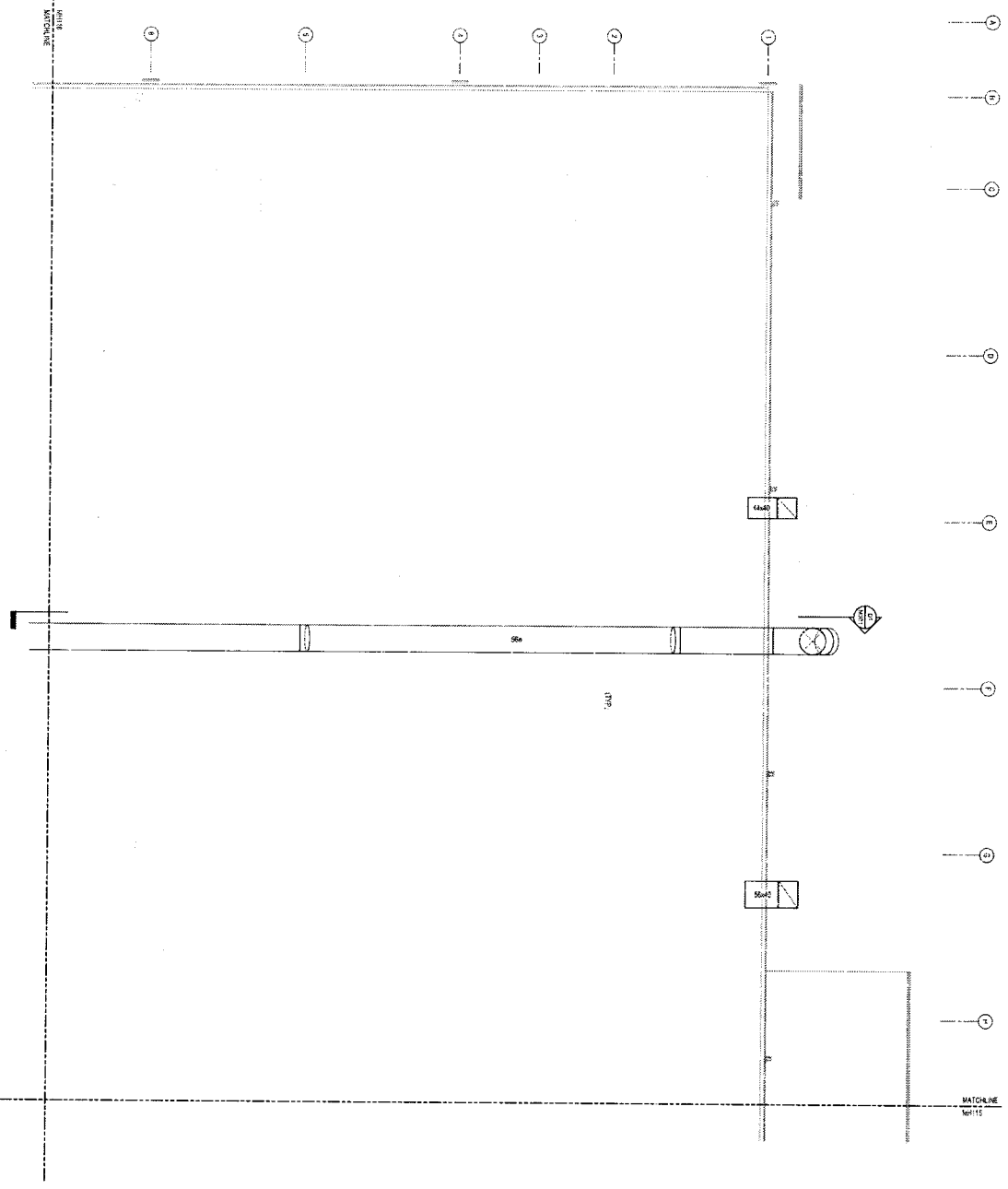
MEZZANINE DUCTWORK
FLOOR PLAN - AREA D

MH113

GRAPHIC SCALES

DATE: 11/3/2014
 DRAWN AND CHECKED BY: [Redacted]
 PROJECT NO.: CN 10038

A1 MEZZANINE DUCTWORK FLOOR PLAN - AREA
 SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. SEE SHEET M001 FOR LEGEND AND GENERAL NOTES.
2. ALL MECHANICAL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES AND STANDARDS APPLICABLE TO THE PROJECT.
3. SHALL BE TO BE REVIEWED AND APPROVED BY THE OWNER.

**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 100 VICTOR CENTER DRIVE
 WILLIAMSBURG, VA 23187

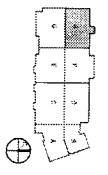
CLARK Nexsen
 450 SOUTH STREET, SUITE 400
 VIRGINIA BEACH, VIRGINIA 23462
 757.493.8000
GTI
GuernseyTingle
 9000 WOODLAND DRIVE
 SPOTTSWOOD, VA 22150

m3b
 410 NOLAN BLVD
 VIRGINIA BEACH, VA 23462
 757.493.8000

KEY NOTES

NOTES

1. REFER TO SHEET M001 FOR LEGEND AND GENERAL NOTES.
2. ALL MECHANICAL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES AND STANDARDS APPLICABLE TO THE PROJECT.
3. SHALL BE TO BE REVIEWED AND APPROVED BY THE OWNER.

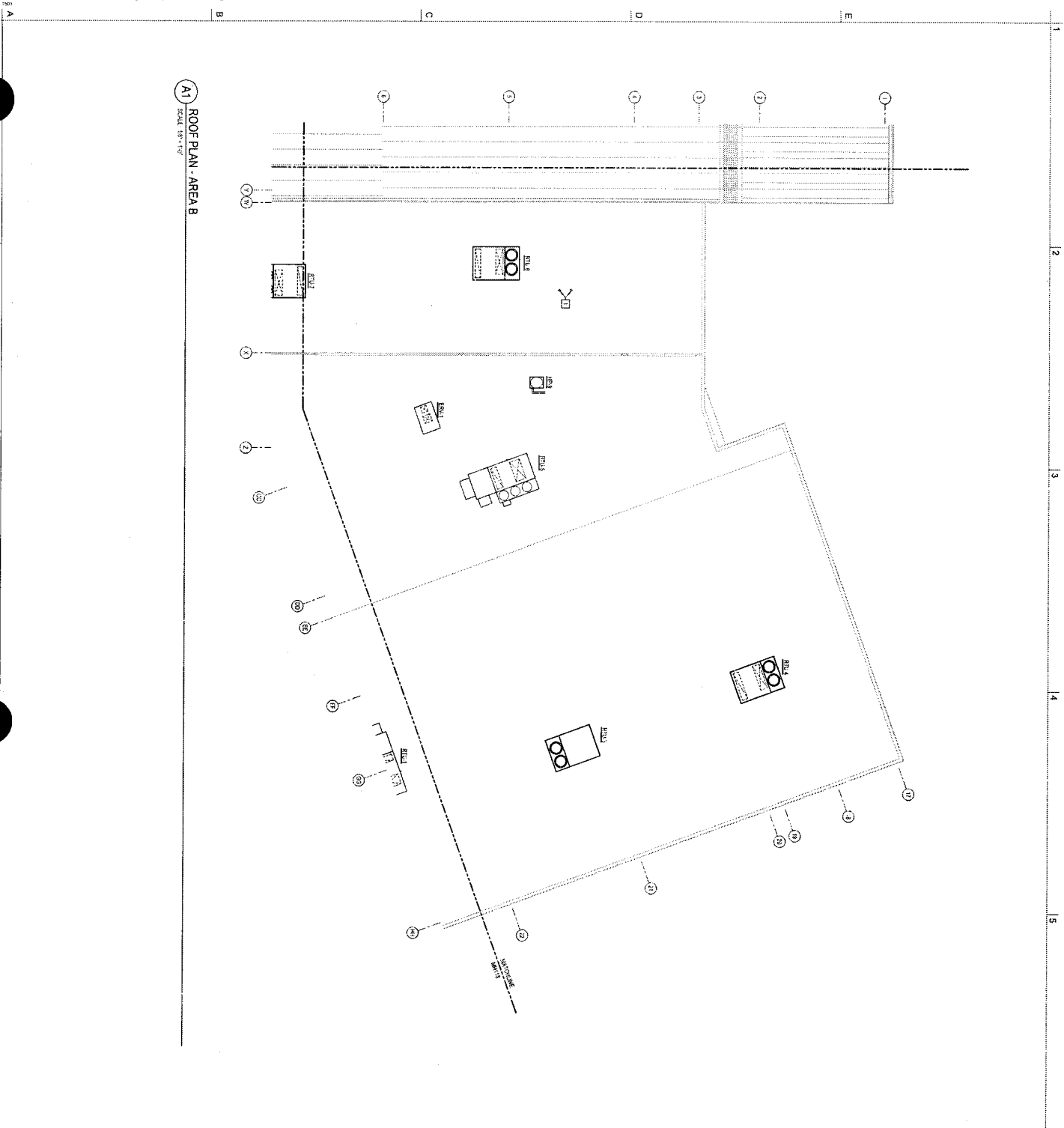


MH117
 MEZZANINE DUCTWORK
 FLOOR PLAN - AREA H

GRAPHIC SCALES

1/8" = 1'-0"

DATE: 03/24/24
 DRAWN BY: MJC
 CHECKED BY: MJC
 PROJECT NO: CH 10038



A1 ROOF PLAN - AREA B
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET FOR LEGEND AND GENERAL NOTES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. SPACING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
4. SPACING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

KEY NOTES

1. WHEN NOT SHOWN, DO NOT PROVIDE WATERPROOF CUR.

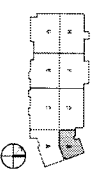
HISTORIC THOMAS RICE FACILITY REHABILITATION
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 10000 WILLIAMSBURG BLVD
 RICHMOND, VA 23234

CLARK Nexsen
 402 MAIN STREET, SUITE 500
 WILMINGTON BEACH, VIRGINIA 23232
 757.399.2000
 www.clarknexsen.com

Guernsey/Tindle
 ARCHITECTS
 3000 W. WYOMING AVENUE, SUITE 200
 RICHMOND, VA 23220
 804.647.1100
 www.guernseytindle.com

m.e.b.
 401 WILLIAMSBURG BOULEVARD
 RICHMOND, VA 23234
 757.461.0000

NOTES:
 NOVEMBER 28, 2023
 33% COMPREHENSIVE
 AGREEMENT DOCUMENTS



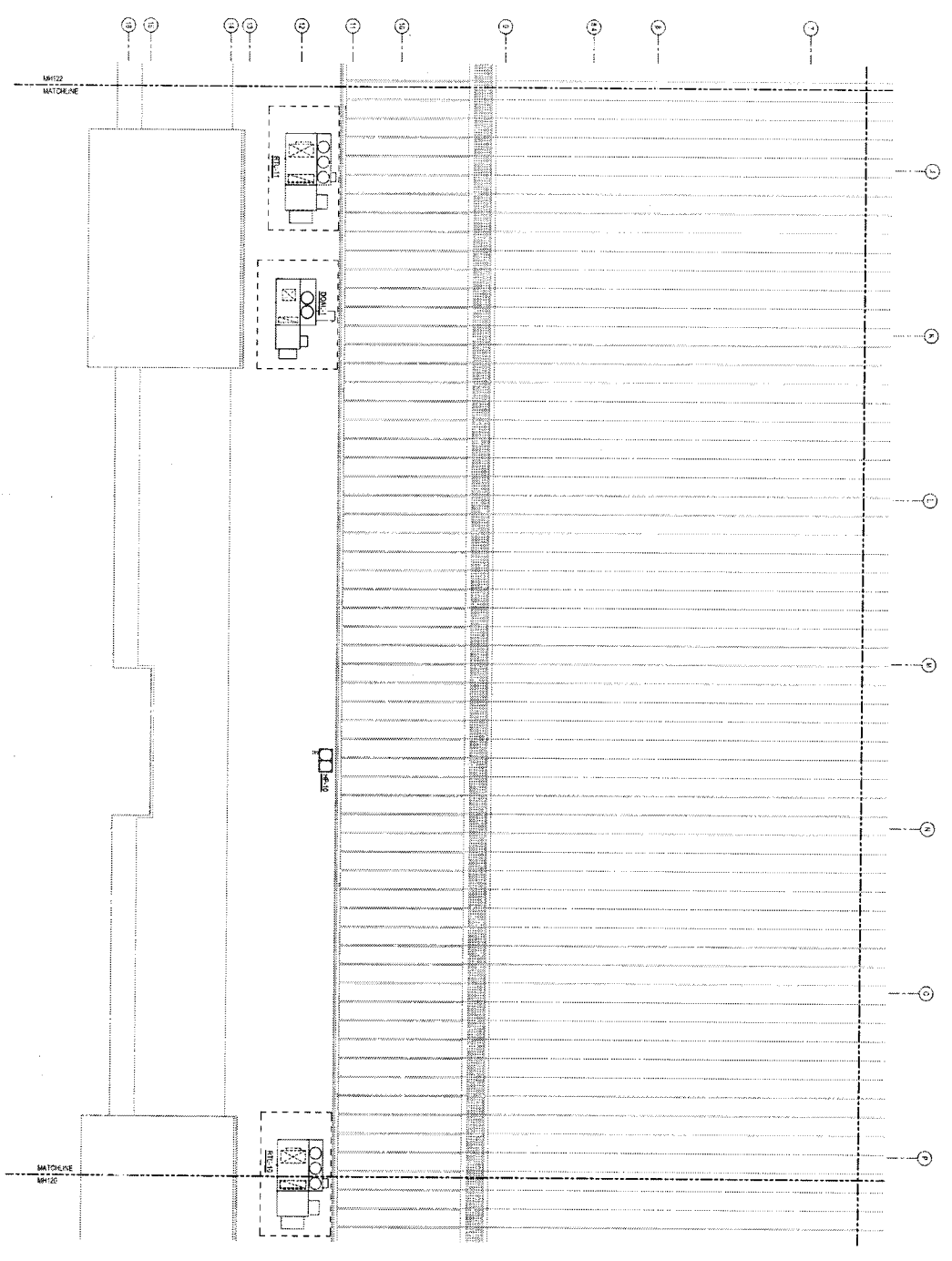
ROOF PLAN - AREA B

MH119

GRAPHIC SCALES(S)
 1/8" = 1'-0"

DATE: 11/19/23
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO.: CN 10038

A1 ROOF PLAN - AREA E
 SCALE: 1/8" = 1'-0"



GENERAL NOTES
 1. SEE SHEET A01 FOR LISTING AND GENERAL NOTES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL SPACING AND CONNECTIONS SHALL BE AS SHOWN.
 4. SUPPLY TO BE DELIVERED COMPLETELY TO THE GRADES.

HISTORIC THURMONGER FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1627 WEST GEMERS DRIVE
 WILLIAMSBURG, VA 23188

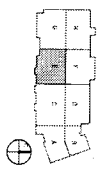
CLARK NEXSEN
 425 MAIN STREET, SUITE 400
 VIRGINIA BEACH, VIRGINIA 23462
 757.487.2600
 www.clarknexsen.com

Gil
 GuentherTingle
 1627 WEST GEMERS DRIVE
 WILLIAMSBURG, VA 23188

mab
 401 HOLLAND BUILDING AND
 127-401-6000
 www.mab.com

[D] KEY NOTES

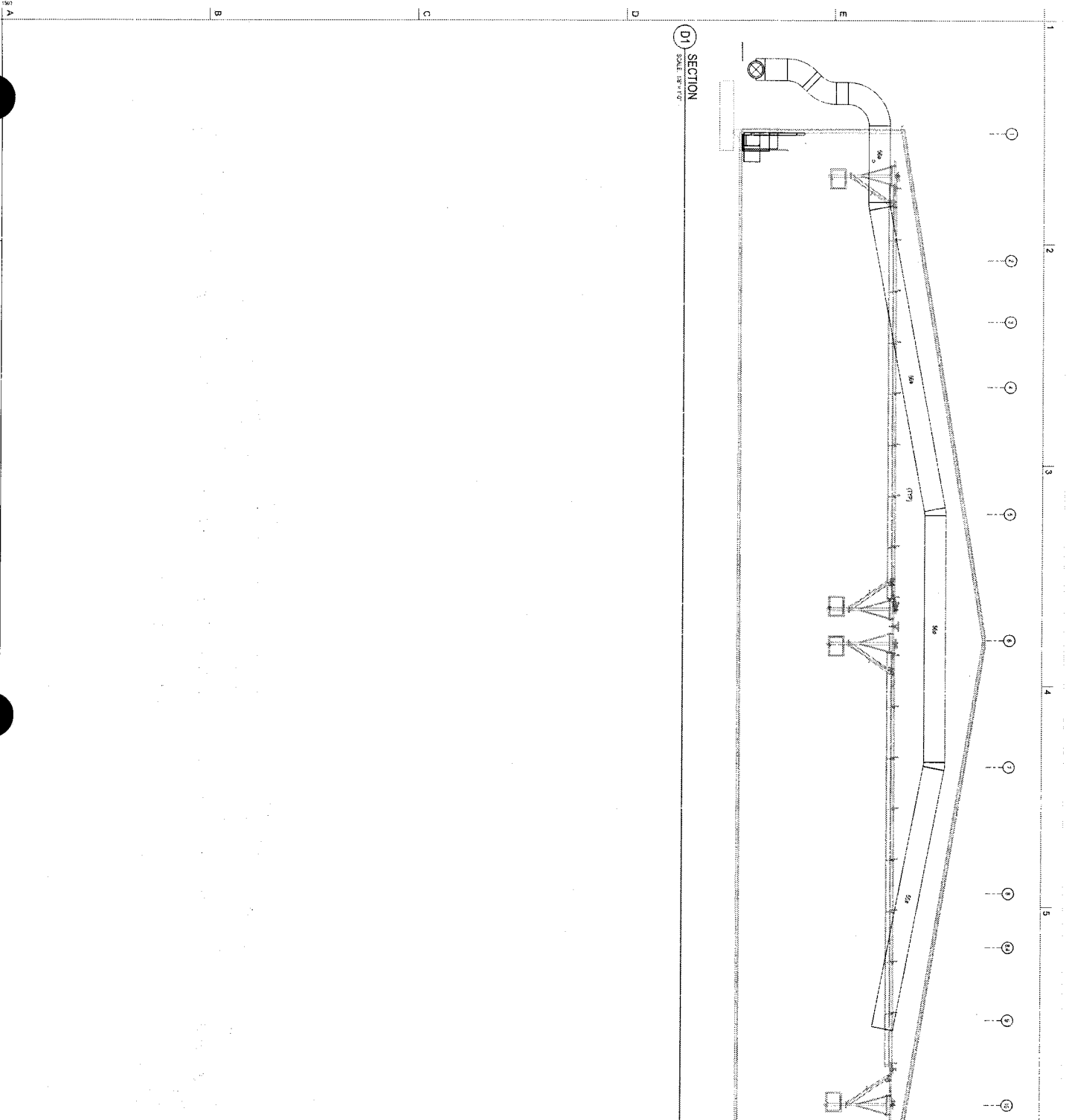
NO DATE
 NOVEMBER 08, 2013
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS
 SHEET NO. 121



ROOF PLAN - AREA E

MH121

GRAPHIC SCALE(S)
 1/8" = 1'-0"
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6 GENERAL NOTES

HISTORIC PHOENIX RICE FACILITIES AUTHORITY
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1600 COMMONWEALTH BLVD
 WILLIAMSBURG, VA 23187

DESIGNER

CLARK Nexsen
 4501 HAMBURG BLVD, SUITE 400
 VIRGINIA BEACH, VIRGINIA 23462
 757.497.2900
 www.clarknexsen.com

gj
Guernsey/Tingole
 Structural Engineers
 10000 Lakeside Drive, Suite 100
 Norfolk, VA 23502

GENERAL CONTRACTOR

m3b
 401 HOLLAND BOULEVARD
 VIRGINIA BEACH, VA 23462
 757.497.6666

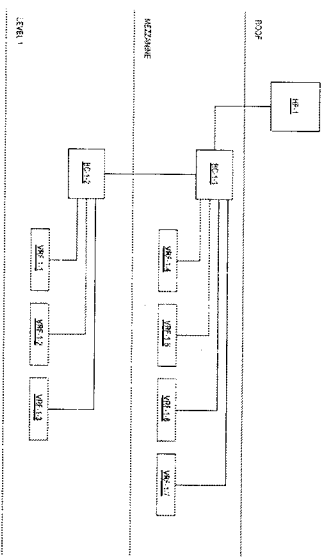
7 KEY NOTES

DATE: SEPTEMBER 2023
SCALE: 3/8" COMPREHENSIVE
ADDITIONAL DOCUMENTS:
 1. GENERAL NOTES
 2. FOUNDATION NOTES
 3. STRUCTURAL NOTES
 4. MECHANICAL NOTES
 5. ELECTRICAL NOTES
 6. PLUMBING NOTES
 7. HVAC NOTES
 8. FINISHES NOTES
 9. SPECIALTIES NOTES
 10. SCHEDULES

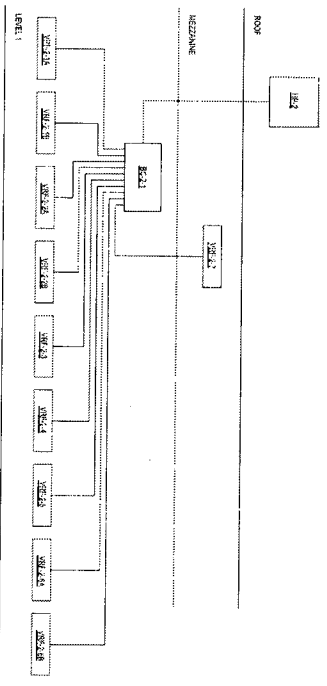
8 TITLE

M301

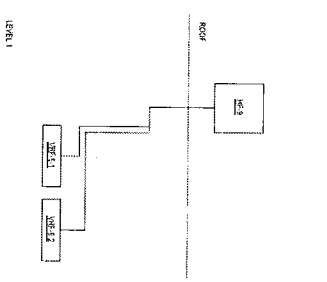
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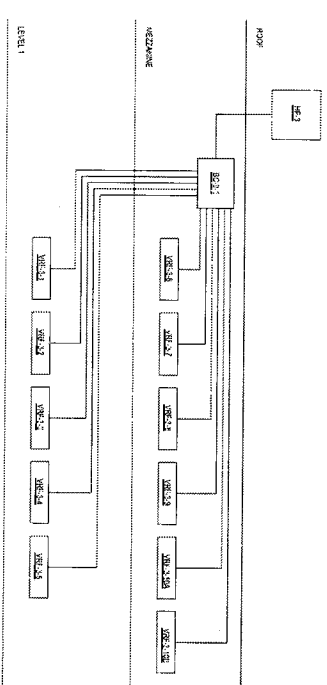
D1 HP-1 VRF SYSTEM DIAGRAM
NOT TO SCALE



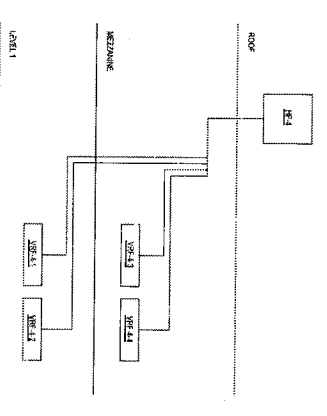
D2 HP-2 VRF SYSTEM DIAGRAM
NOT TO SCALE



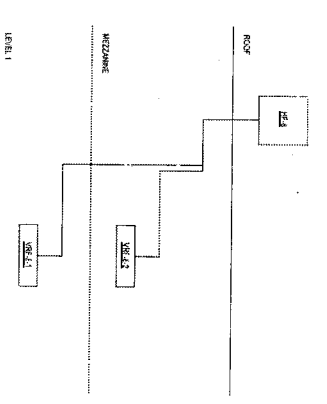
D5 HP-9 VRF SYSTEM DIAGRAM
NOT TO SCALE



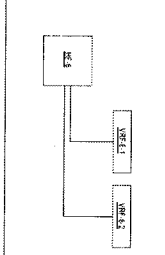
B1 HP-3 VRF SYSTEM DIAGRAM
NOT TO SCALE



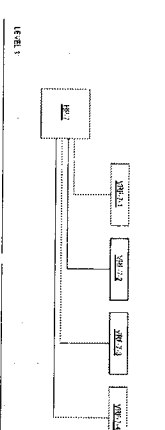
B3 HP-4 VRF SYSTEM DIAGRAM
NOT TO SCALE



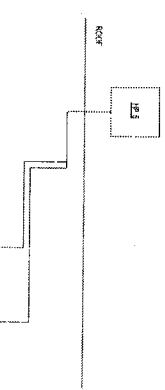
B5 HP-8 VRF SYSTEM DIAGRAM
NOT TO SCALE



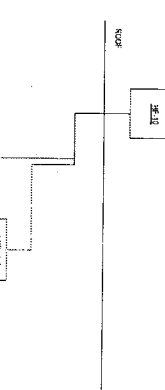
A1 HP-6 VRF SYSTEM DIAGRAM
NOT TO SCALE



A2 HP-7 VRF SYSTEM DIAGRAM
NOT TO SCALE



A4 HP-5 VRF SYSTEM DIAGRAM
NOT TO SCALE



A5 HP-10 VRF SYSTEM DIAGRAM
NOT TO SCALE

ARCHITECTURE FACILITIES DEPARTMENT
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
 142 WEST GARDEN DRIVE
 WILLIAMSBURG, VA 23185

CLARK Nexsen
 400 MAIN STREET SUITE 500
 VIRGINIA BEACH, VIRGINIA 23462
 757.433.5500
 www.clarknexsen.com

Guernsey/Tingle
 www.guernseytingle.com

GREEN CONNECTION
mcb
 401 HOLLAND BOULEVARD
 CHARLOTTE, VA 28203
 704.375.5000

DATE: NOVEMBER 28, 2023
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS

M701

SCALE: AS SHOWN
 DATE: 11/28/23
 DRAWN BY: M701
 CHECKED BY: M701
 PROJECT: CN 10038

1 2 3 4 5



A1 FIRST FLOOR LIGHTING PLAN - AREA A
SCALE: 1/8" = 1'-0"

GENERAL NOTES

CITY OF WILLIAMSBURG
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
1000 COMMONWEALTH BLVD
WILLIAMSBURG, VA 23187

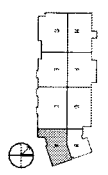
CLARK Nexsen
ARCHITECTURAL FIRM, INC.
1000 COMMONWEALTH BLVD
WILLIAMSBURG, VA 23187

Gil
Guernsey/Tingle
MECHANICAL, ELECTRICAL & PLUMBING
1000 COMMONWEALTH BLVD
WILLIAMSBURG, VA 23187

m.e.b.
MECHANICAL, ELECTRICAL & PLUMBING
1000 COMMONWEALTH BLVD
WILLIAMSBURG, VA 23187

KEY NOTES

GRAPHIC SCALE(S)
1/8" = 1'-0"



LEVEL 1 LIGHTING PLAN - AREA
A

EL101

DATE: 10/20/11
DRAWN: JAC
CHECKED: JAC
PROJECT: 11008
ON: 1008

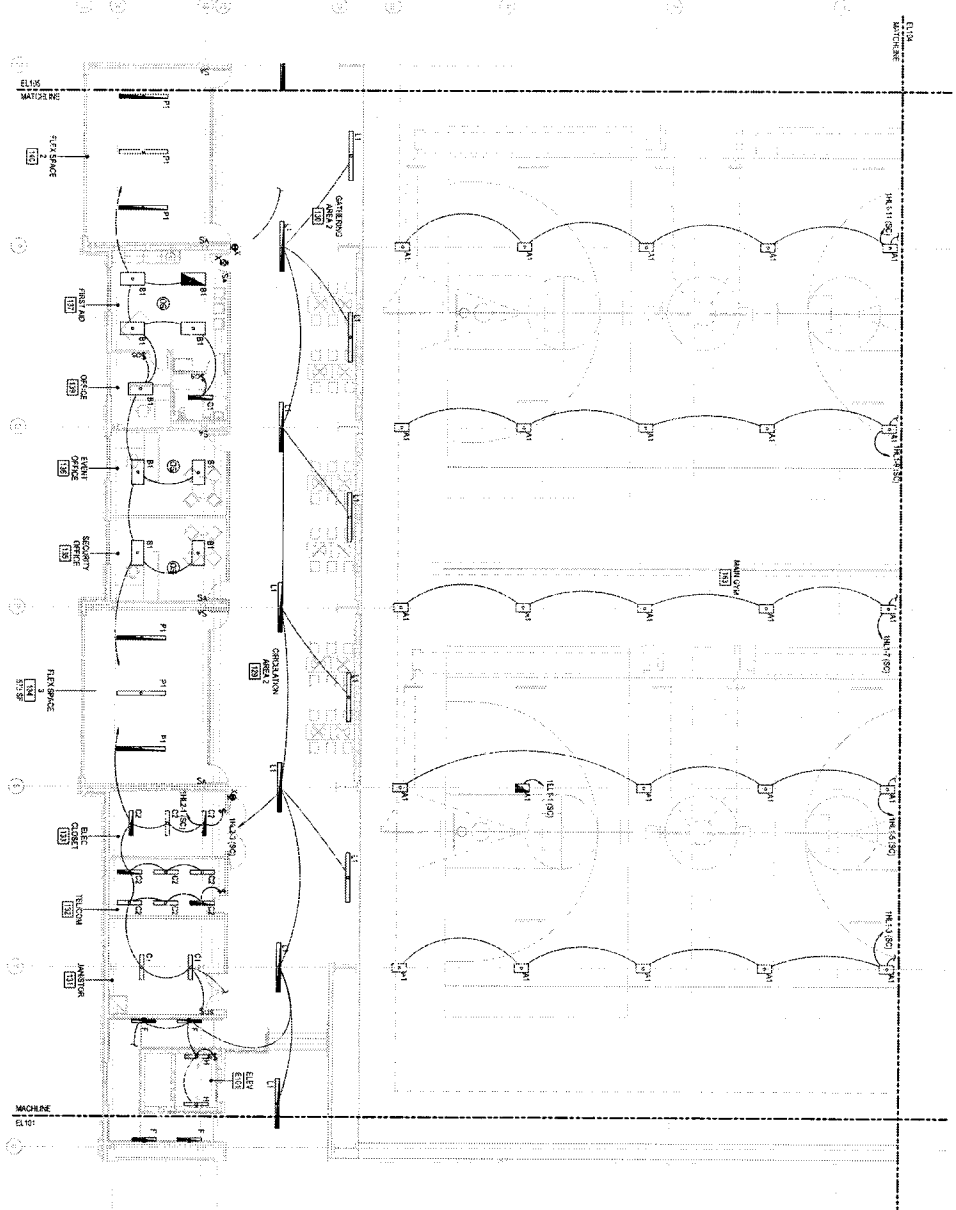
GENERAL NOTES

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER

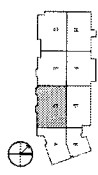
CLARK Nexsen
ARCHITECTS
Guernsey/Tindle
m.e.b.

KEY NOTES

A1 FIRST FLOOR LIGHTING PLAN - AREA C
SCALE: 1/8" = 1'-0"



GRAPHIC SCALE(S)

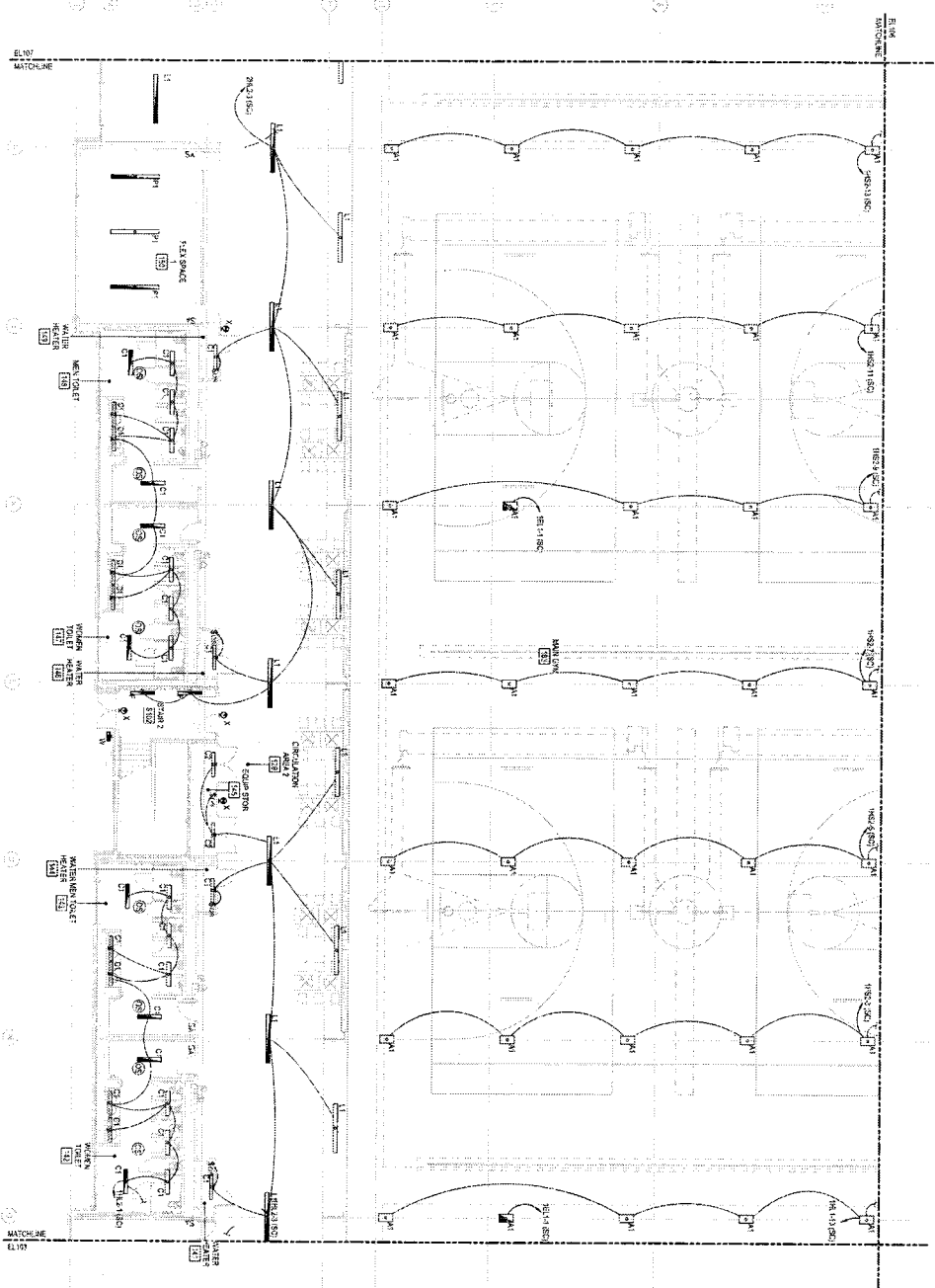


LEVEL 1 LIGHTING PLAN - AREA C

EL103

DATE: 08/11/10
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
ON: 10/28

A1 FIRST FLOOR LIGHTING PLAN - AREA E
SCALE: 1/8" = 1'-0"



GENERAL NOTES

CITY OF WILLIAMSBURG
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1000 W. BROAD ST., 2ND FLOOR
 WILLIAMSBURG, VA 23186

CLARK Nexsen

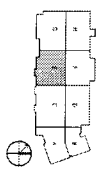
401 SOUTH MAIN STREET, SUITE 100
 WILLIAMSBURG, VIRGINIA 23186
 757-861-9000
 www.clarknexsen.com

GTI
 Guenther/Fingler
 3000 W. BROAD ST., SUITE 100
 WILLIAMSBURG, VA 23186
 757-861-9000

m3b
 1000 W. BROAD ST., SUITE 100
 WILLIAMSBURG, VIRGINIA 23186
 757-861-9000

KEY NOTES

DATE: 10/15/18
 NUMBER: 1003
 33% COMPREHENSIVE
 AGREEMENT DOCUMENTS



LEVEL: 1 LIGHTING PLAN - AREA
E

EL105

GRAPHIC SCALE(S)



DATE: 10/15/18
 NUMBER: 1003
 33% COMPREHENSIVE
 AGREEMENT DOCUMENTS

GENERAL NOTES

CITY OF WILLIAMSBURG
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
PROJECT NO. 2013-01-001
REVISED DATE: 02.28.13

CLARK Nexsen

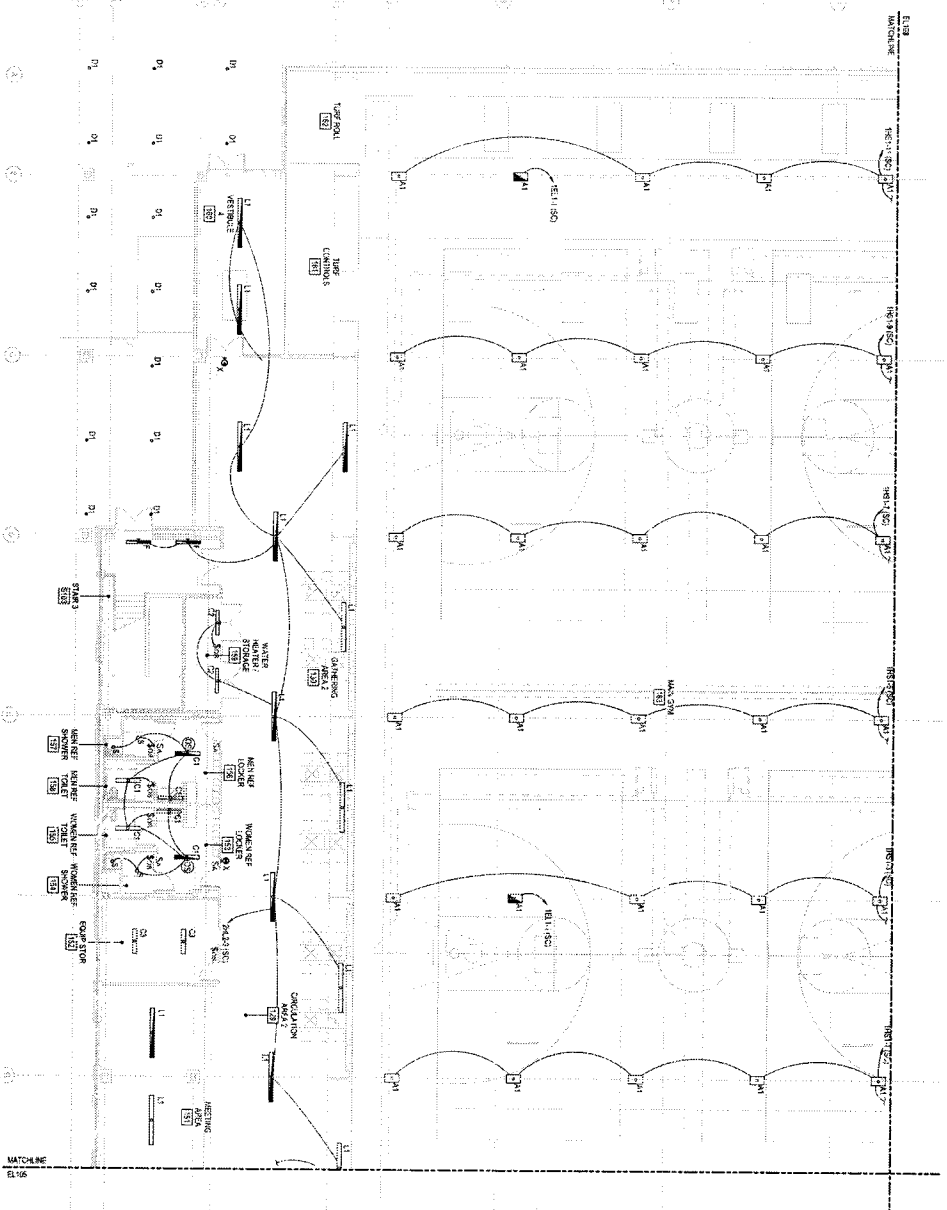
ARCHITECTS
1100 EAST BROAD STREET, SUITE 200
WILLIAMSBURG, VIRGINIA 23185
TEL: 757.833.7300
WWW.CLARKNEXSEN.COM

GTI
GuernseyTingle
ARCHITECTS
1000 W. BROAD ST., SUITE 200
WILLIAMSBURG, VA 23185
WWW.GTIARCHITECTS.COM

mab
ARCHITECTS
1000 W. BROAD ST., SUITE 200
WILLIAMSBURG, VA 23185
WWW.MABARCHITECTS.COM

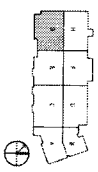
KEY NOTES

A1 FIRST FLOOR LIGHTING PLAN - AREA G
SCALE: 1/8" = 1'-0"



EL 107

LEVEL 1 LIGHTING PLAN - AREA G



GRAPHIC SCALES



DATE: 02.28.13
DRAWN: JMM
CHECK: JMM
ON: 10/038

6
GENERAL NOTES

CITY OF WILLIAMSBURG
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 ARCHITECT: CLARK KENSEN
 2023

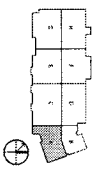
CLARK KENSEN
 ARCHITECTS
 1300 W. BROAD ST., SUITE 400
 VIRGINIA BEACH, VA 23462
 TEL: 757.486.4000
 WWW.CLARKKENSEN.COM

GuernseyTrigle
 LIGHTING DESIGN
 1000 W. BROAD ST., SUITE 400
 VIRGINIA BEACH, VA 23462
 TEL: 757.486.4000
 WWW.GUERNSEYTRIGLE.COM

mcb
 MECHANICAL CONTRACTORS
 1000 W. BROAD ST., SUITE 400
 VIRGINIA BEACH, VA 23462
 TEL: 757.486.4000
 WWW.MCB-COM

KEY NOTES

NOVEMBER 29, 2023
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS

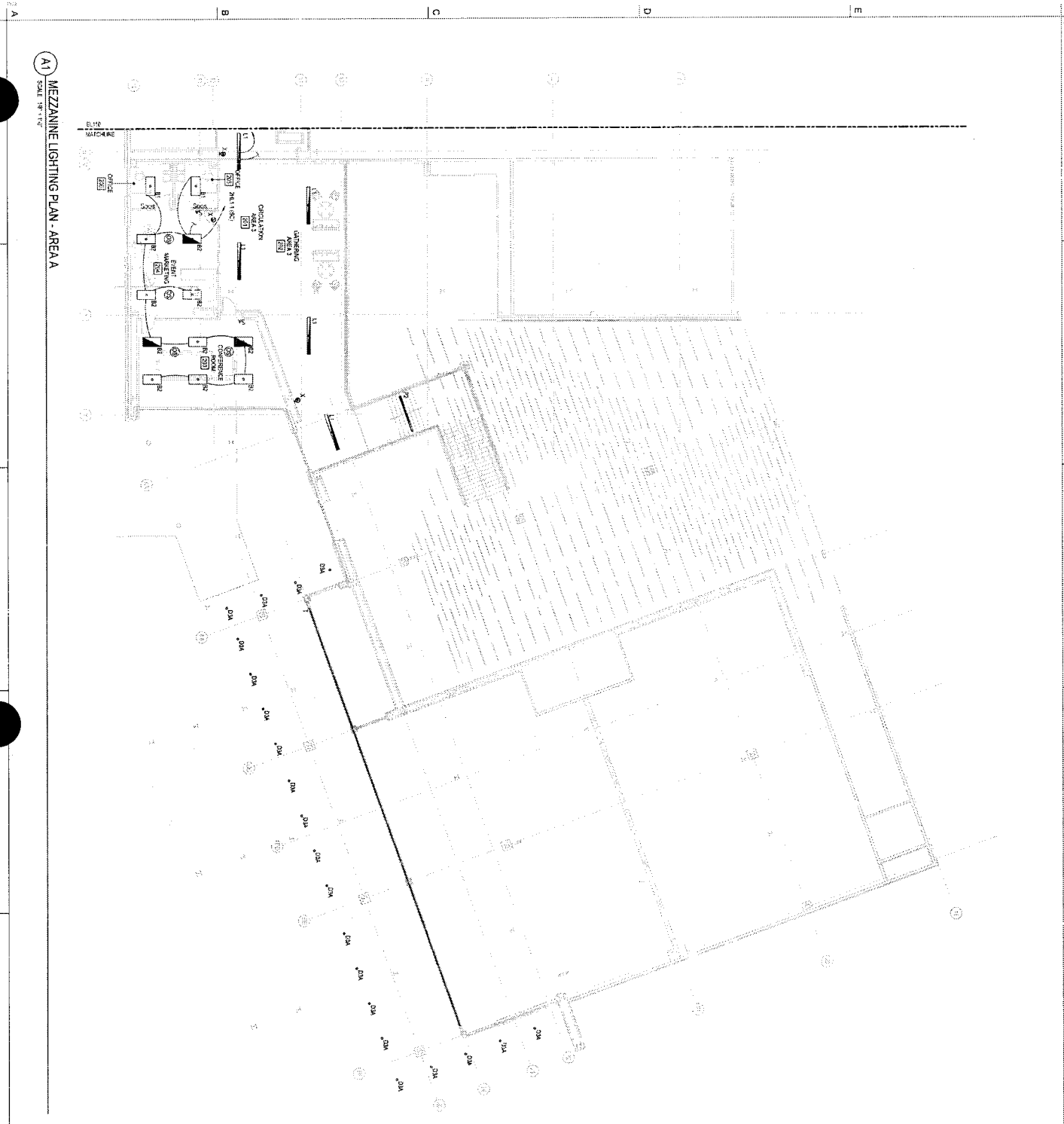


MEZZANINE LIGHTING PLAN - AREA A

EL109

3/16" = 1' = 0"
 LATCH 9/15/23
 CN 10028

GRAPHIC SCALE(S)



MEZZANINE LIGHTING PLAN - AREA A
 SCALE: 1/8\"/>

1 2 3 4 5 6

GENERAL NOTES

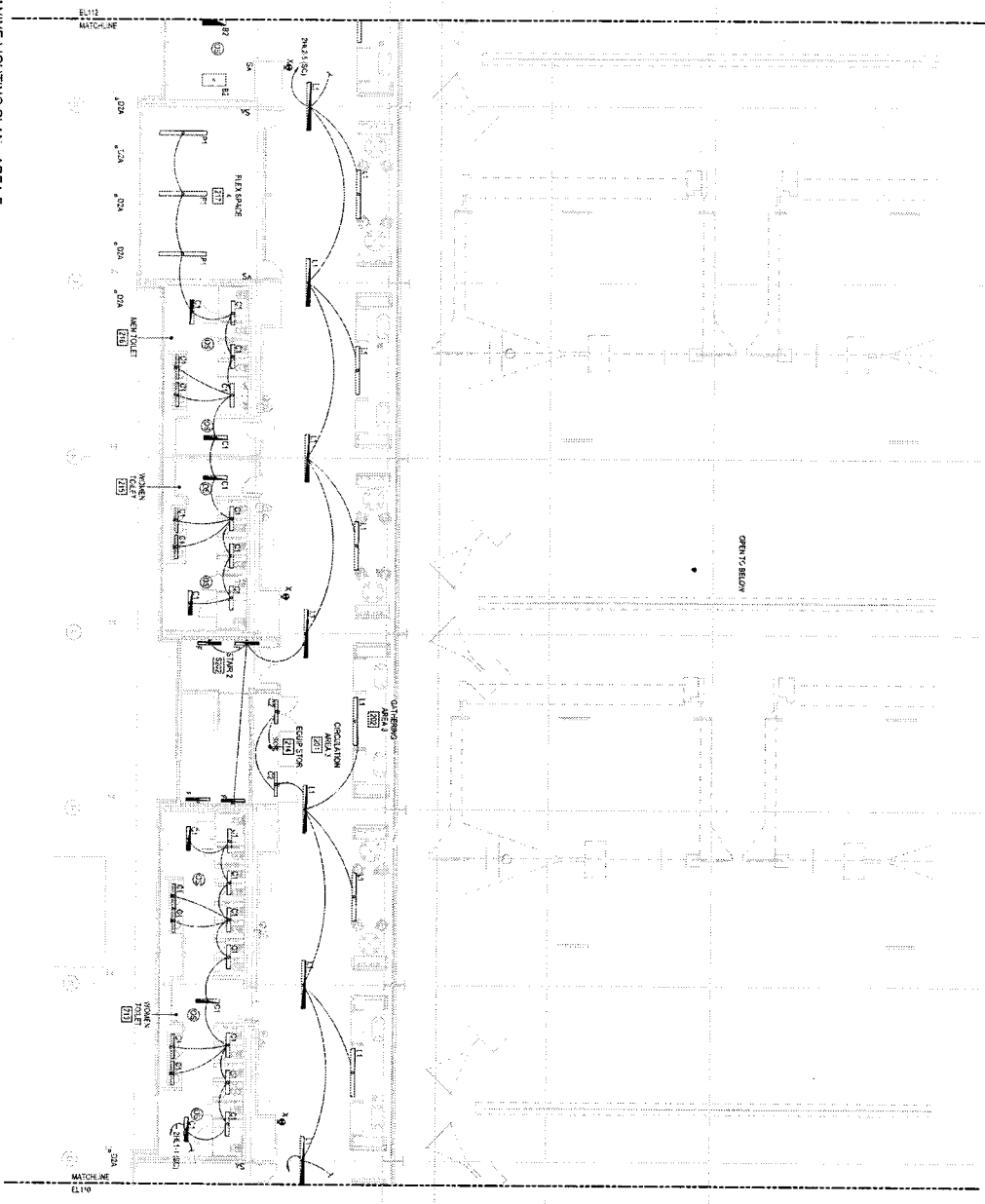
CITY OF WILLAMSBURG
**WILLAMSBURG
 SPORTS AND EVENTS
 CENTER**
 1000 WASHINGTON AVENUE
 WILLAMSBURG, VA 23187

CLARK KNEXSEN
 ARCHITECTS
 4001 WILSON AVENUE, SUITE 400
 VIRGINIA BEACH, VIRGINIA 23462
 757.433.3333
 www.clarkkneksen.com

Guernsey/Tindle
 ELECTRICAL ENGINEERS
 1000 WASHINGTON AVENUE, SUITE 100
 WILLAMSBURG, VA 23187
 757.433.3333

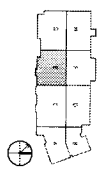
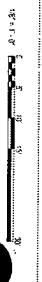
m.e.b.
 MECHANICAL ENGINEERS
 1000 WASHINGTON AVENUE, SUITE 100
 WILLAMSBURG, VA 23187
 757.433.3333

KEY NOTES



A1 MEZZANINE LIGHTING PLAN - AREA E
 SCALE: 1/8" = 1'-0"

GRAPHIC SCALES



MEZZANINE LIGHTING PLAN -
 AREA E

EL111

NOVEMBER 14, 2013
 3% COMPREHENSIVE
 AGREEMENT DOCUMENTS
 CN-10038

ITEM NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	TYPE	QTY	UNIT
1	RECESSED 2' X 2' TRIFLEX	CLARK	CLARK	RECESSED	1	UNIT
2	RECESSED 2' X 4' TRIFLEX	CLARK	CLARK	RECESSED	1	UNIT
3	RECESSED 4' X 4' TRIFLEX	CLARK	CLARK	RECESSED	1	UNIT
4	RECESSED 4' X 8' TRIFLEX	CLARK	CLARK	RECESSED	1	UNIT
5	RECESSED 8' X 4' TRIFLEX	CLARK	CLARK	RECESSED	1	UNIT
6	RECESSED 8' X 8' TRIFLEX	CLARK	CLARK	RECESSED	1	UNIT

TYPE	DESCRIPTION	MANUFACTURER	MODEL NO.	QTY	UNIT	VOLTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE	WATTAGE
A1	RECESSED 2' X 2' TRIFLEX	CLARK	CLARK	1	UNIT	277V	30W	30W	30W	30W	30W	30W	30W	30W	30W	30W	30W	30W	30W
A2	RECESSED 2' X 4' TRIFLEX	CLARK	CLARK	1	UNIT	277V	60W	60W	60W	60W	60W	60W	60W	60W	60W	60W	60W	60W	60W
A3	RECESSED 4' X 4' TRIFLEX	CLARK	CLARK	1	UNIT	277V	120W	120W	120W	120W	120W	120W	120W	120W	120W	120W	120W	120W	120W
A4	RECESSED 4' X 8' TRIFLEX	CLARK	CLARK	1	UNIT	277V	240W	240W	240W	240W	240W	240W	240W	240W	240W	240W	240W	240W	240W
A5	RECESSED 8' X 4' TRIFLEX	CLARK	CLARK	1	UNIT	277V	120W	120W	120W	120W	120W	120W	120W	120W	120W	120W	120W	120W	120W
A6	RECESSED 8' X 8' TRIFLEX	CLARK	CLARK	1	UNIT	277V	240W	240W	240W	240W	240W	240W	240W	240W	240W	240W	240W	240W	240W

WILLIAMSBURG SPORTS AND EVENTS CENTER

CLARK NEXSEN

GuernseyTrigle

mcb

CLARK NEXSEN

GuernseyTrigle

mcb

WILLIAMSBURG SPORTS AND EVENTS CENTER

CLARK NEXSEN

GuernseyTrigle

mcb

CLARK NEXSEN

GuernseyTrigle

mcb

GENERAL NOTES

ORT & KLUMBERG
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 300 WEST 10TH STREET
 WILLIAMSBURG, VA 23187
 804.693.2323

CLARK KEXSEN

400 EAST 17TH STREET, SUITE 400
 WILLIAMSBURG, VA 23187
 804.693.2323

Guernsey/Tingle

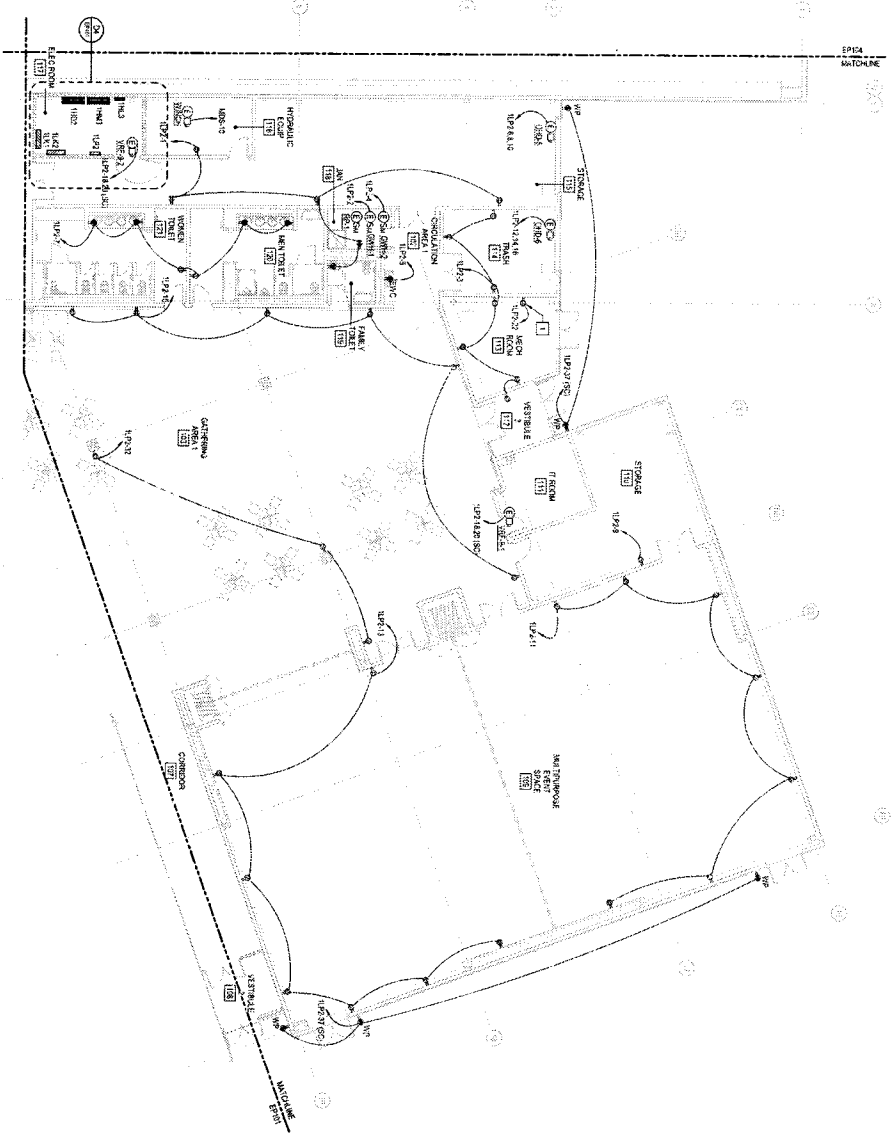
1000 WEST 10TH STREET
 WILLIAMSBURG, VA 23187

m.e.b.

1000 WEST 10TH STREET
 WILLIAMSBURG, VA 23187

KEY NOTES

- 1 ELECTRICAL RENEWAL/REPAIR/CONNECTIONS



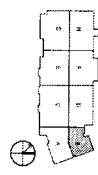
A2 LEVEL 1 POWER PLAN - AREA B
 SCALE: 1/8" = 1'-0"

GRAPHIC SCALES



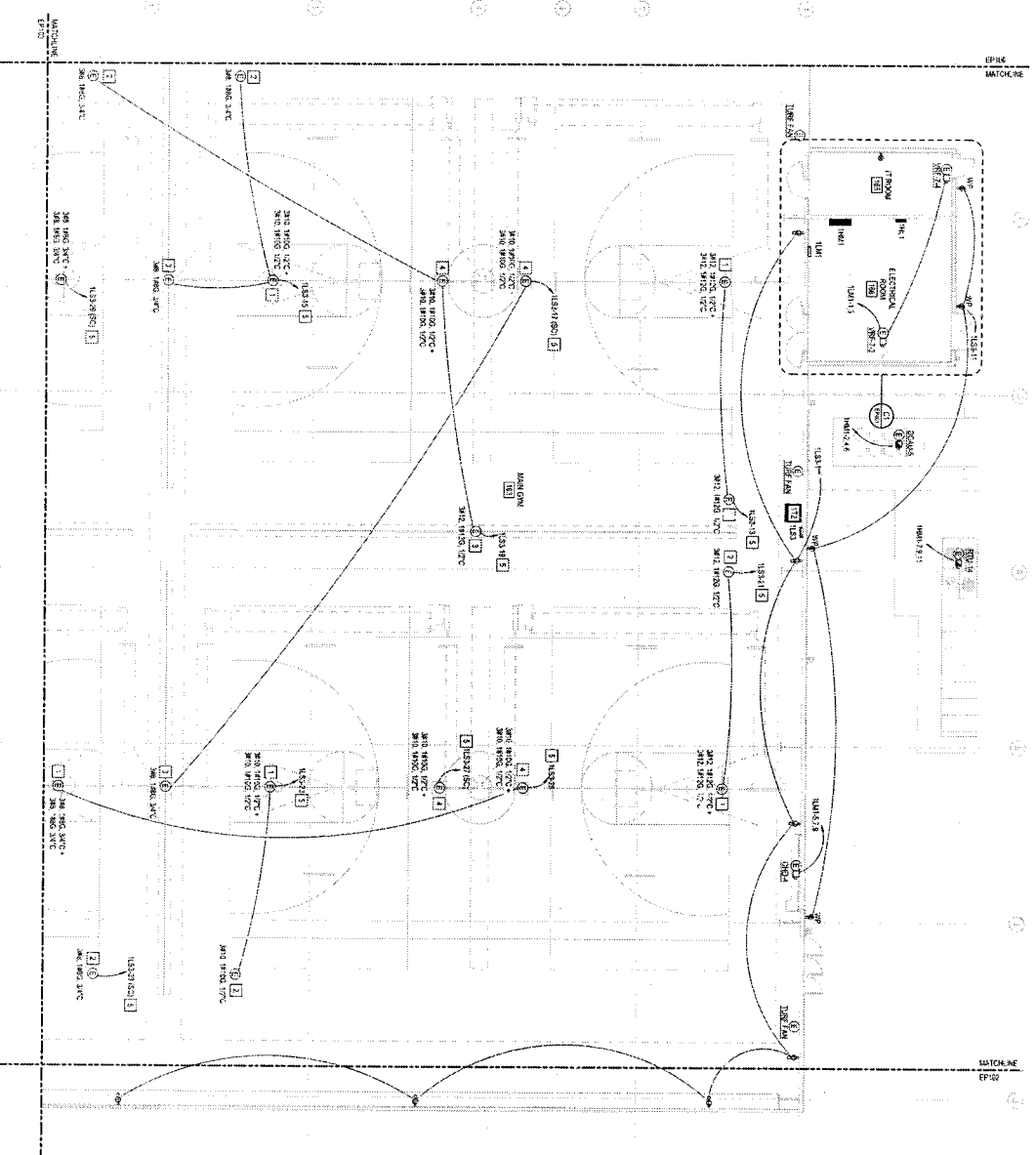
EP102

LEVEL 1 POWER PLAN - AREA B



NOVEMBER 29, 2011
 50% COMPREHENSIVE
 AGREEMENT DOCUMENTS

DATE PLOTTED: 11/29/11 10:58 AM
 PLOTTER: HP DesignJet 2400
 C:\10038



A1 LEVEL 1 POWER PLAN - AREA D
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- 1 PROVIDE CONNECTIONS TO SUBSTATIONS WHICH USE 480V, 3 PHASE, 4 WIRE SYSTEMS. PROVIDE SCHEDULING AND INSTALLATION. PROVIDE SCHEDULED WORKS AS INDICATED FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.
- 2 PROVIDE CONNECTIONS TO SUBSTATIONS WHICH USE 480V, 3 PHASE, 4 WIRE SYSTEMS. PROVIDE SCHEDULED WORKS AS INDICATED FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.
- 3 PROVIDE CONNECTIONS TO SUBSTATIONS WHICH USE 480V, 3 PHASE, 4 WIRE SYSTEMS. PROVIDE SCHEDULED WORKS AS INDICATED FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.
- 4 PROVIDE CONNECTIONS TO GENERAL NETWORK (G.N.) AND TWO LOCATIONS WITH APPROVED EQUIPMENT SUPPLIERS FROM TO FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.
- 5 LOCATIONS WITH APPROVED EQUIPMENT SUPPLIERS FROM TO FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.

KEYNOTES

- 1 PROVIDE CONNECTIONS TO SUBSTATIONS WHICH USE 480V, 3 PHASE, 4 WIRE SYSTEMS. PROVIDE SCHEDULED WORKS AS INDICATED FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.
- 2 PROVIDE CONNECTIONS TO SUBSTATIONS WHICH USE 480V, 3 PHASE, 4 WIRE SYSTEMS. PROVIDE SCHEDULED WORKS AS INDICATED FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.
- 3 PROVIDE CONNECTIONS TO SUBSTATIONS WHICH USE 480V, 3 PHASE, 4 WIRE SYSTEMS. PROVIDE SCHEDULED WORKS AS INDICATED FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.
- 4 PROVIDE CONNECTIONS TO GENERAL NETWORK (G.N.) AND TWO LOCATIONS WITH APPROVED EQUIPMENT SUPPLIERS FROM TO FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.
- 5 LOCATIONS WITH APPROVED EQUIPMENT SUPPLIERS FROM TO FROM ASSOCIATED SCHEDULE SHEET ON RELAY PANEL.

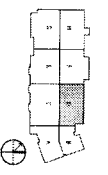
CITY OF WILLIAMSBURG
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 321 MARKET STREET
 WILLIAMSBURG, VA 23185

CLARK Nexsen
 1015 NORTH ROYAL STREET
 WILLIAMSBURG, VA 23185
 (804) 670-1000
 www.clarknexsen.com

GuernseyTingle
 1000 MARKET STREET
 WILLIAMSBURG, VA 23185
 (804) 670-1000
 www.guernseytingle.com

m.e.b.
 1015 NORTH ROYAL STREET
 WILLIAMSBURG, VA 23185
 (804) 670-1000
 www.meb.com

DATE: 08/08/2013
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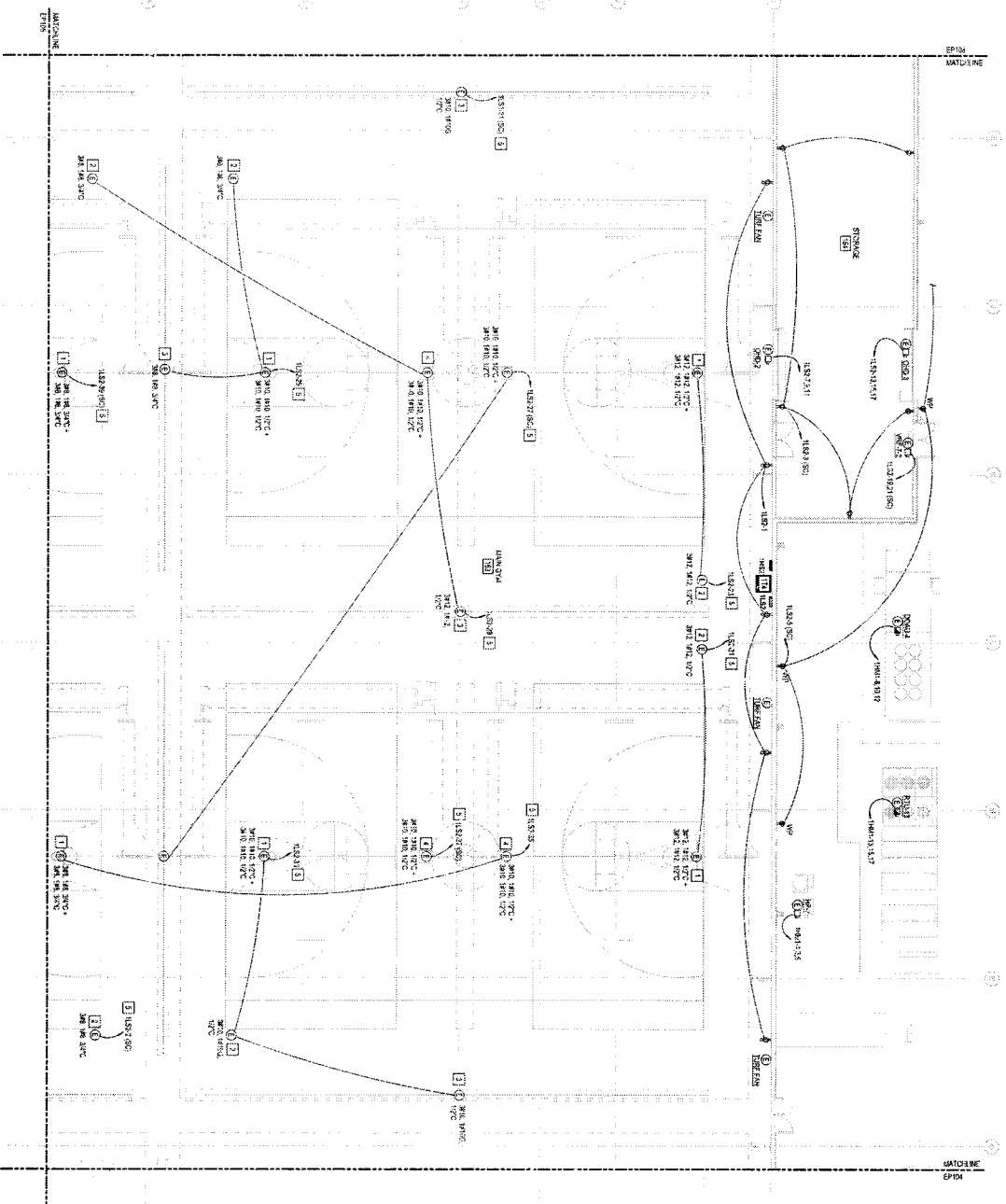
LEVEL 1 POWER PLAN - AREA D

EP104

GRAPHIC SCALES
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 1" = 1'-0"

PROJECT NO: 10038
 DATE: 08/08/2013

A1) LEVEL 1 POWER PLAN - AREA F
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- KEY NOTES**
1. PROVIDE CONNECTION TO EXISTING UTILITIES THROUGH EXISTING WALLS AND FLOORS. ALL NEW ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS. PROVIDE ALL NECESSARY CONDUIT AND RACEWAYS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.
 2. PROVIDE CONNECTION TO EXISTING UTILITIES THROUGH EXISTING WALLS AND FLOORS. ALL NEW ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS. PROVIDE ALL NECESSARY CONDUIT AND RACEWAYS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.
 3. PROVIDE CONNECTION TO EXISTING UTILITIES THROUGH EXISTING WALLS AND FLOORS. ALL NEW ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS. PROVIDE ALL NECESSARY CONDUIT AND RACEWAYS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.
 4. PROVIDE CONNECTION TO EXISTING UTILITIES THROUGH EXISTING WALLS AND FLOORS. ALL NEW ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS. PROVIDE ALL NECESSARY CONDUIT AND RACEWAYS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.
 5. APPROVED EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.

GRAPHIC SCALE(S)

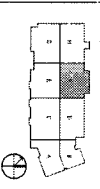


CITY OF WILLIAMSBURG
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
1000 W. BROAD ST., WILLIAMSBURG, VA 23186
757.534.2000

CLARKNEXSEN
ARCHITECTS
1000 W. BROAD ST., WILLIAMSBURG, VA 23186
757.534.2000

GuernseyTingle
ELECTRICAL ENGINEERS
1000 W. BROAD ST., WILLIAMSBURG, VA 23186
757.534.2000

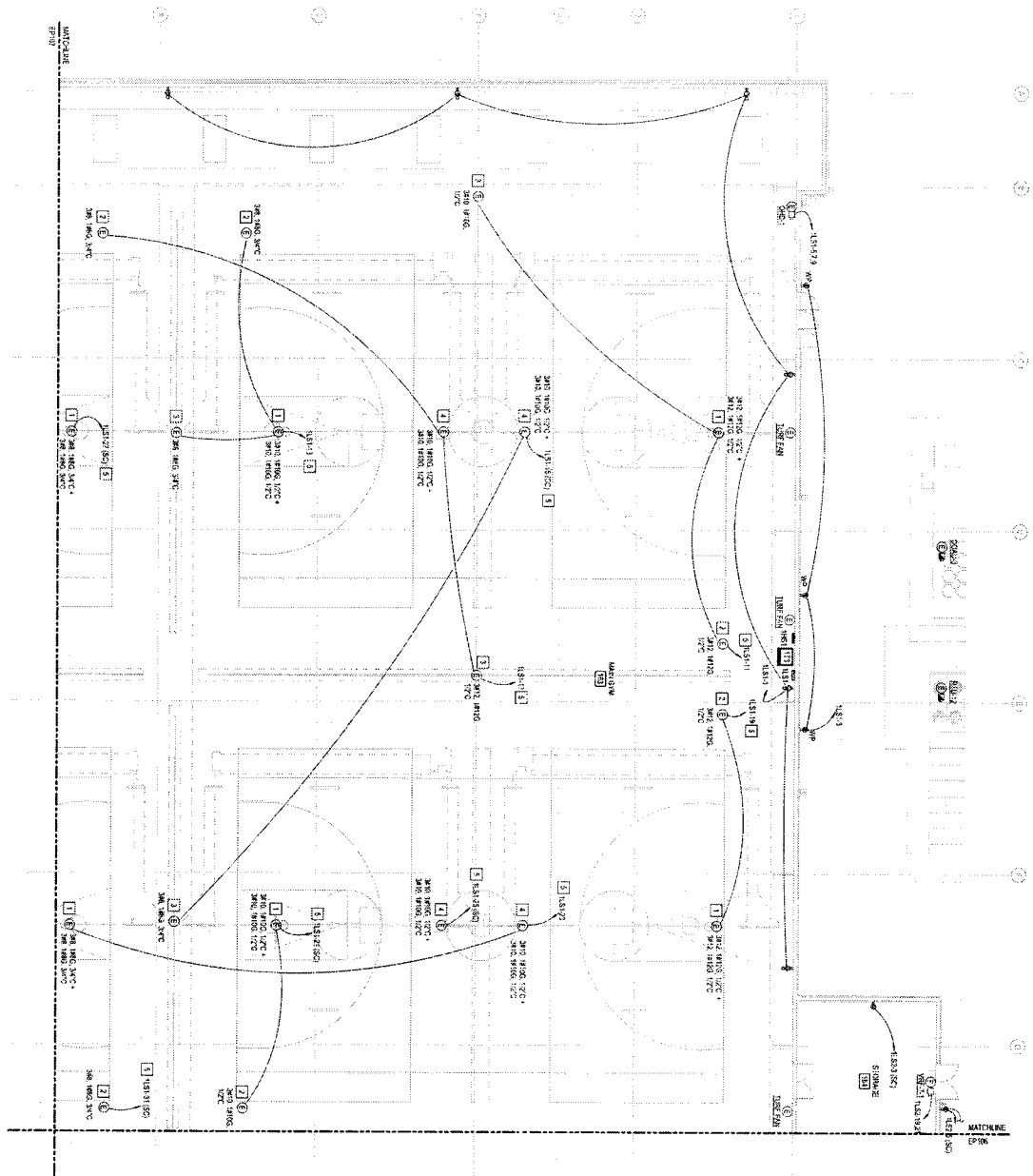
m.e.b.
MECHANICAL ENGINEERS
1000 W. BROAD ST., WILLIAMSBURG, VA 23186
757.534.2000



LEVEL 1 POWER PLAN - AREA F

EP106

DATE: 08/14/2013
DRAWN BY: JAC
CHECKED BY: JAC
C:\10038



A1 LEVEL 1 POWER PLAN - AREA H
SCALE: 1/8" = 1'-0"

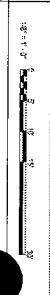
GENERAL NOTES

1. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.
2. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.
3. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.
4. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.
5. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.

KEY NOTES

1. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.
2. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.
3. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.
4. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.
5. PROVIDE CONNECTION TO EXISTING ELECTRICAL SYSTEM (SEE PLAN AND SPECIFICATIONS) FOR ALL NEW ELECTRICAL WORK.

GRAPHIC SCALES



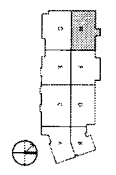
CITY OF WILLIAMSBURG
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
100 WILKINSON STREET
WILLIAMSBURG, VA 23185

CLARK Nexsen
ARCHITECTS
100 WILKINSON STREET
WILLIAMSBURG, VA 23185

GuernseyTingle
ARCHITECTS
100 WILKINSON STREET
WILLIAMSBURG, VA 23185

mcb
MECHANICAL CONTRACTORS
100 WILKINSON STREET
WILLIAMSBURG, VA 23185

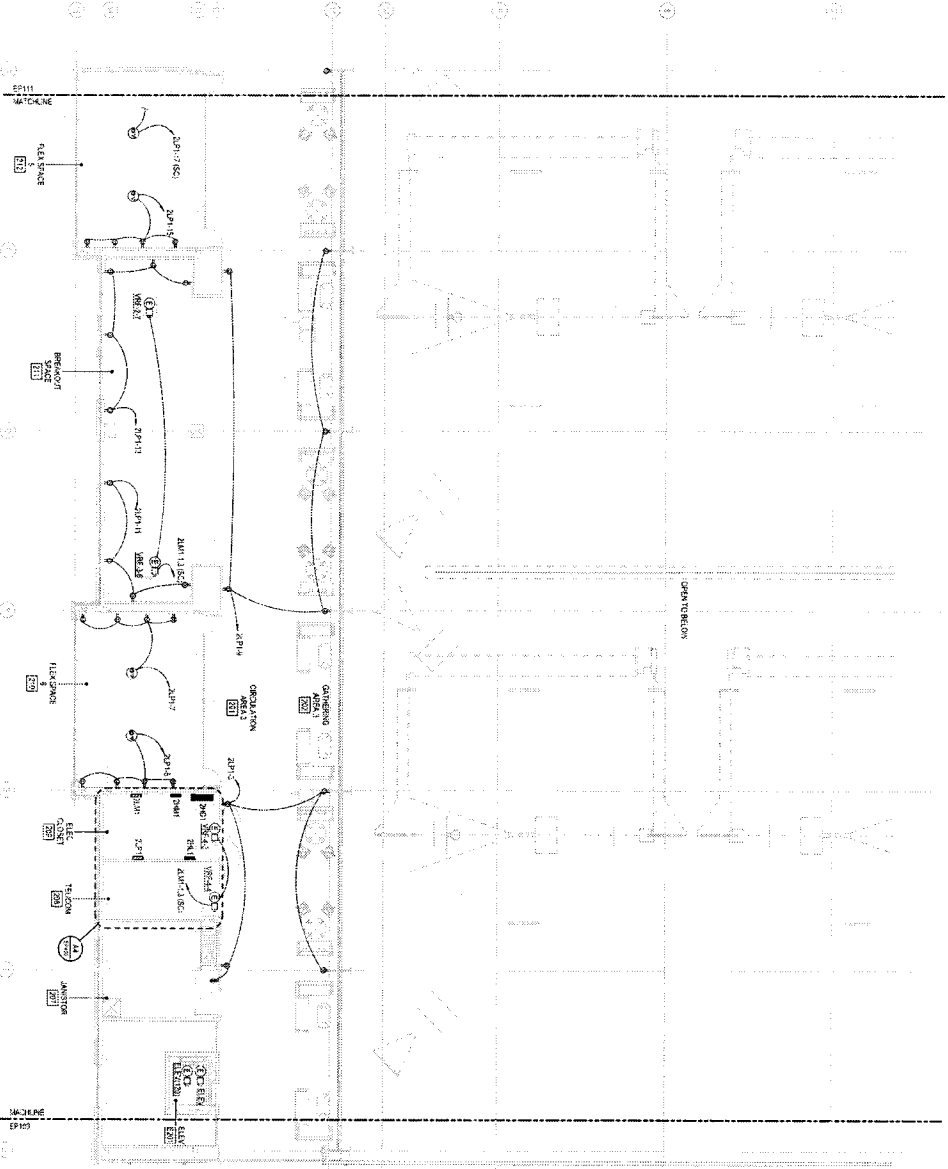
NOVEMBER 2023
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LEVEL 1 POWER PLAN - AREA H

EP108

NOVEMBER 2023
CN 10038



A1 MEZZANINE POWER PLAN - AREA C
SCALE: 1/8" = 1'-0"

5 GENERAL NOTES

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
101 STATE CENTER DRIVE
WILLIAMSBURG, VA 23185

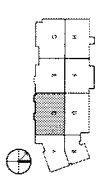
CLARKNEXSEN
ARCHITECTS
SCOTT J. JENSEN, LEED AC
1105 EAST BROAD ST. #100
RICHMOND, VA 23219
781.630.3300
www.clarknexsen.com

GuernseyTingle
ARCHITECTS
201 W. BROAD ST. #200
RICHMOND, VA 23219
781.630.3300
www.guernseytingle.com

KEY NOTES

DATE: 11/14/23

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MEZZANINE POWER PLAN - AREA C

EP110

GRAPHIC SCALES



NSRS: 35%
DATE: 11/14/23
NO. 10038

GENERAL NOTES

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
345 MARKET STREET, SUITE 200
WILLIAMSBURG, VA 23185

CLARK Nexsen

Guernsey/Tingle
ARCHITECTS

m.e.b.
MECHANICAL ENGINEERS & BUILDERS

NOVEMBER 20, 2023
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MEZZANINE POWER PLAN
AREA G

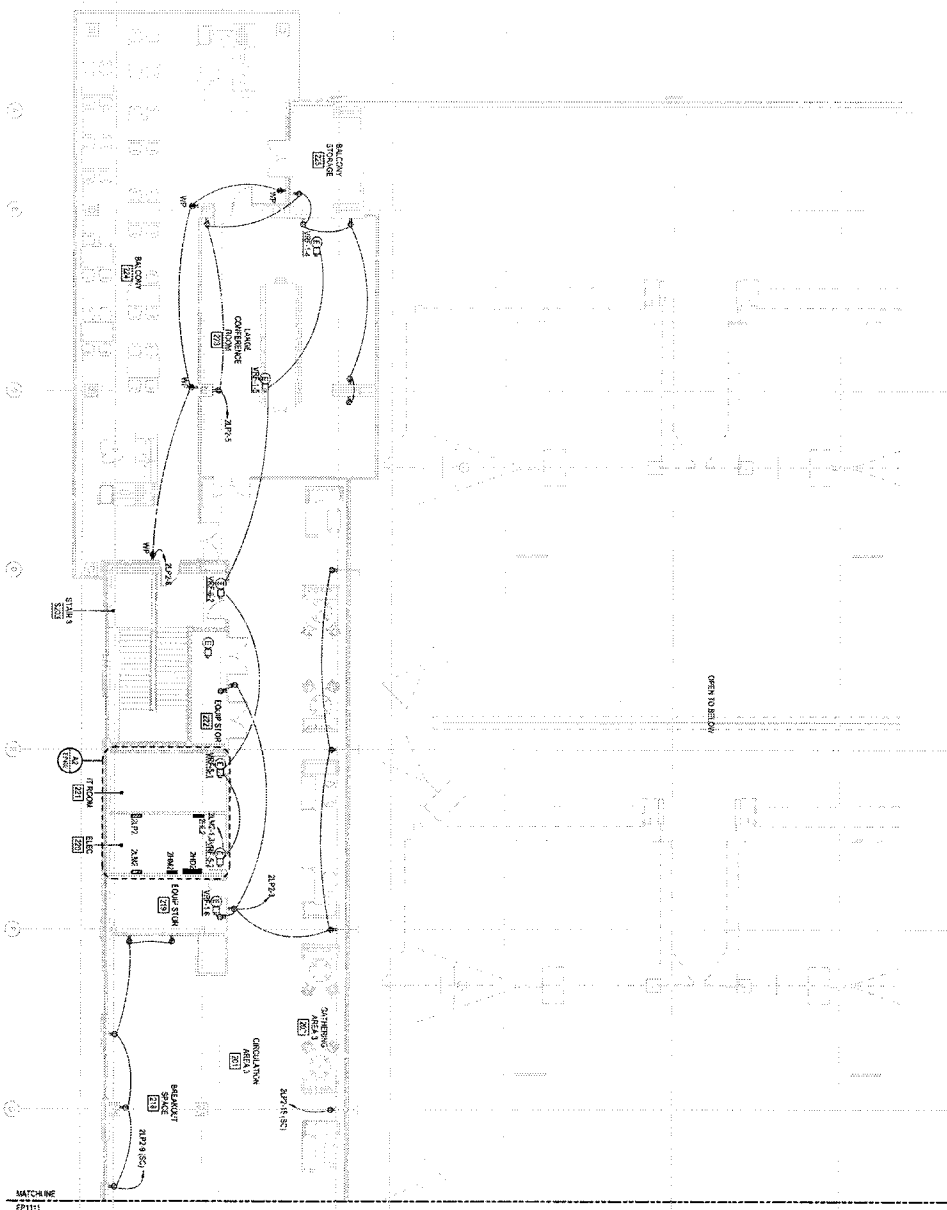
EP112

GRAPHIC SCALES



DATE: 11/20/23
DRAWN: JMG
PROJECT: WSC
SHEET: 17 OF 17

KEY NOTES



A1 MEZZANINE POWER PLAN - AREA G
SCALE: 1/8" = 1'-0"

GENERAL NOTES

CITY OF WILLIAMSBURG
**WILLIAMSBURG
 SPORTS AND EVENTS
 CENTER**
 CONTRACT NUMBER: 2012-01
 PROJECT NUMBER: 10038

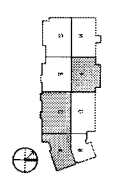
CLARK Nexsen
 ARCHITECTS
 1000 EAST BAYVIEW AVENUE
 SUITE 200
 VIRGINIA BEACH, VA 23462
 TEL: 757.435.1000
 WWW.CLARKNEXSEN.COM

Gil
GuernseyTingle
 ELECTRICAL ENGINEERS
 1000 EAST BAYVIEW AVENUE
 SUITE 200
 VIRGINIA BEACH, VA 23462
 TEL: 757.435.1000
 WWW.GILGTE.COM

mcb
 MECHANICAL CONTRACTORS
 1000 EAST BAYVIEW AVENUE
 SUITE 200
 VIRGINIA BEACH, VA 23462
 TEL: 757.435.1000
 WWW.MCB-COM

PREPARED FOR:

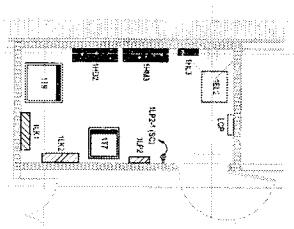
NOVEMBER 20 2012
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS



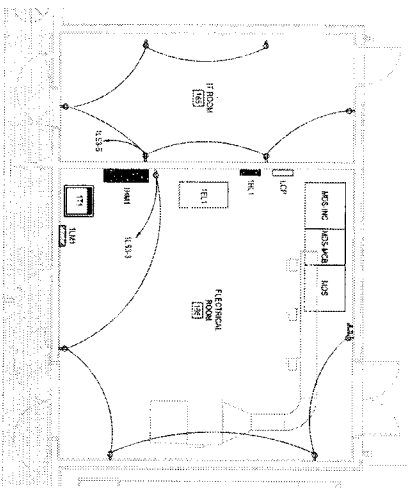
ENLARGED POWER PLANS

EP401

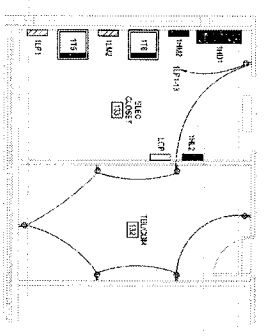
NOVEMBER 20 2012
 35% COMPREHENSIVE
 AGREEMENT DOCUMENTS
 CONTRACT NUMBER: 2012-01
 PROJECT NUMBER: 10038



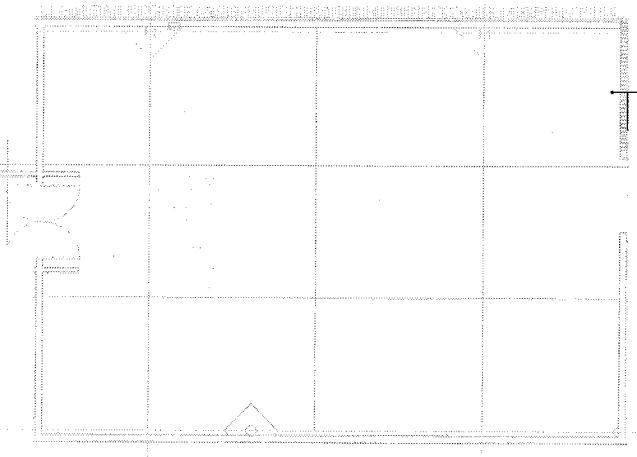
D4 ENLARGED POWER PLAN WING ELEC RM
 SCALE: 1/4" = 1'-0"



C1 ENLARGED POWER PLAN RMS 167 AND 168
 SCALE: 1/4" = 1'-0"



A1 ENLARGED POWER PLAN RMS 132 & 133
 SCALE: 1/4" = 1'-0"



A3 ENLARGED POWER PLAN RM 122
 SCALE: 1/4" = 1'-0"

KEY NOTES

GRAPHIC SCALE(S)



EQUIPMENT CONNECTION SCHEDULE

EQUIPMENT	ASSIGNMENT	ROOM NUMBER	LAMP	LAMP #	LAMP WATTAGE	VOLTAGE	PHASE	HANGING	EQUIPMENT DATA			EQUIPMENT IDENTIFICATION			REMARKS
									TYPE	SIZE	WATTAGE	TYPE	SIZE	WATTAGE	
RECEPTACLES	RECEPTACLES	1330A	1330A	20	20	120	1	1	1	1	1	1	1		
SWITCHES	SWITCHES	1330A	1330A	20	20	120	1	1	1	1	1	1	1		
...		

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER

CLARKENSEN
GENERAL CONTRACTORS
1200 N. 10TH ST
WILLIAMSBURG, VA 23185

GuernseyTingle
General Contractor
1100 N. 10TH ST
WILLIAMSBURG, VA 23185

mcb
MECHANICAL CONTRACTORS
1100 N. 10TH ST
WILLIAMSBURG, VA 23185

NOVEMBER 28, 2023
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AGREEMENT DOCUMENTS

EQUIPMENT CONNECTION
SCHEDULE
EP601

PANEL 1I1S1 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

PANEL 1I1S2 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

PANEL 1I1P1 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

PANEL 1IH1D1 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

PANEL 1IH1D2 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

PANEL 1IH1D3 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

PANEL 1IM2 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

PANEL 1IH2 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

PANEL 1IH3 SCHEDULE

Table with multiple columns and rows for schedule items, including descriptions and dates.

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER

CLARKNEXSEN
ARCHITECTURAL
SERVICES
275 ROYAL WOODS
DRIVE
WILLIAMSBURG, VA 23183

GTI
Guernsey/Tinglo
ARCHITECTURAL
SERVICES
600 EAST MAIN
WILLIAMSBURG, VA 23183

m.e.b. INC.
ARCHITECTURAL
SERVICES
505 SOUTH
WILLIAMSBURG, VA 23183

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PANELLBOARD SCHEDULES

EP603

CN 1 10038

GENERAL

- CONSTRUCTION NOTE REFERENCE
DASH AND DIMENSIONS EXCEPT FOR DIMENSIONS ON WORK ON SHEET
DASH AND DIMENSIONS REFERENCE TO BE DIMENSIONS OF LINES AND VIEWS

ABBREVIATIONS

Table with multiple columns listing abbreviations for terms like AIR CONDITIONING, ALARMS, AMMUNITION, etc.

TELEPHONE & DATA SYSTEMS

- TELEPHONE SYSTEMS TO BE PROVIDED WITH THE FOLLOWING:
1. K-500E 2-WIRE PUNCH PAPER ACCESSORY WITH SINGLE LINE PAPER
2. PROVIDE COMMERCIAL TYPING TO REBERT ACCESSIBLE MAINT.

COMBINATION POWER/TELECOM/AV DEVICES

- COMBINATION POWER/TELECOM/AV DEVICES:
1. TELECOM POWER/TELECOM/AV DEVICES:
2. TELECOM POWER/TELECOM/AV DEVICES:
3. TELECOM POWER/TELECOM/AV DEVICES:

ELECTRONIC SECURITY SYSTEMS

- ELECTRONIC SECURITY SYSTEMS:
1. ELECTRONIC SECURITY SYSTEMS:
2. ELECTRONIC SECURITY SYSTEMS:
3. ELECTRONIC SECURITY SYSTEMS:

TELECOMMUNICATION PATHWAYS

- TELECOMMUNICATION PATHWAYS:
1. TELECOMMUNICATION PATHWAYS:
2. TELECOMMUNICATION PATHWAYS:
3. TELECOMMUNICATION PATHWAYS:

PA SPEAKER AND INTERCOM SYSTEMS

- PA SPEAKER AND INTERCOM SYSTEMS:
1. PA SPEAKER AND INTERCOM SYSTEMS:
2. PA SPEAKER AND INTERCOM SYSTEMS:
3. PA SPEAKER AND INTERCOM SYSTEMS:

GENERAL NOTES

- GENERAL NOTES:
1. GENERAL NOTES:
2. GENERAL NOTES:
3. GENERAL NOTES:

LEGEND NOTES

- LEGEND NOTES:
1. LEGEND NOTES:
2. LEGEND NOTES:
3. LEGEND NOTES:

SINGLE LINE DIAGRAM

- SINGLE LINE DIAGRAM:
1. SINGLE LINE DIAGRAM:
2. SINGLE LINE DIAGRAM:
3. SINGLE LINE DIAGRAM:

TELECOM SITE

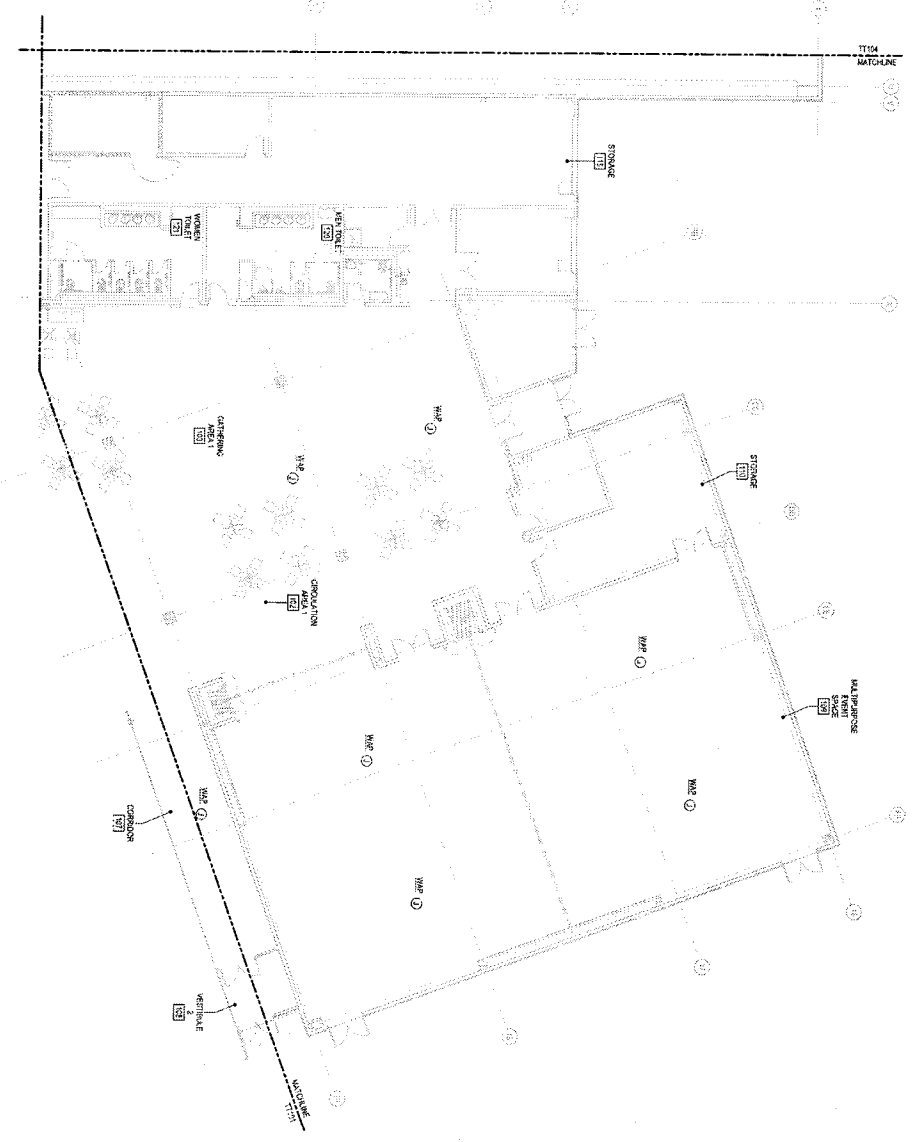
- TELECOM SITE:
1. TELECOM SITE:
2. TELECOM SITE:
3. TELECOM SITE:

Logos for Clark Nexsen, GuernseyTingle, and mep. Includes address: 500 S. BROAD STREET, SUITE 1000, CHARLOTTE, NC 28202.

T-001

CON-10038

A2 LEVEL 1 TELECOM PLAN - AREA B
SCALE: 1/8" = 1'-0"



GENERAL NOTES

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER

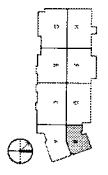
CLARK KNEXSEN
ARCHITECTURAL FIRM, LLC
1000 W. BROAD ST., SUITE 200
WILLIAMSBURG, VA 23186
757-835-7000
www.clarkkneksen.com

GuernseyTindle
ARCHITECTURAL FIRM, LLC
1000 W. BROAD ST., SUITE 200
WILLIAMSBURG, VA 23186
757-835-7000
www.guernseytindle.com

m**eb**
MECHANICAL, ELECTRICAL, PLUMBING
ENGINEERS
1000 W. BROAD ST., SUITE 200
WILLIAMSBURG, VA 23186
757-835-7000
www.meb.com

KEY NOTES

WILLIAMSBURG, VA 23186
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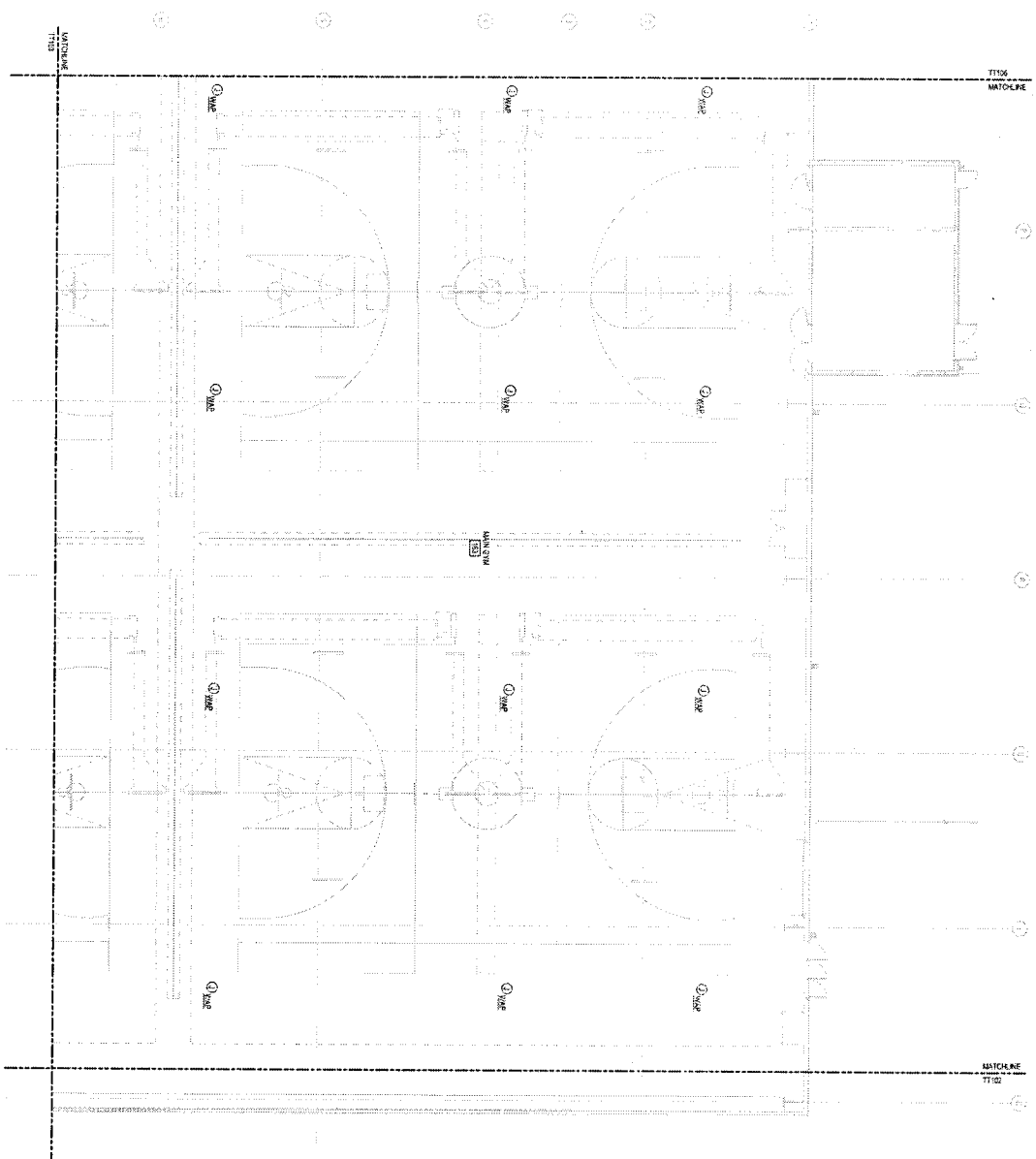
LEVEL 1 TELECOM PLAN - AREA B

TT102

GRAPHIC SCALES

1/8" = 1'-0"

DATE: 08/14/2013
DRAWN: JVA
CHECKED: JVA
PROJECT: CN 10038



A1 LEVEL 1 TELECOM PLAN - AREA D
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WILLIAMSBURG SPECIFICATIONS FOR CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WILLIAMSBURG.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF WILLIAMSBURG.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

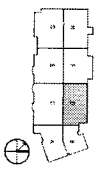
CITY OF WILLIAMSBURG
**WILLIAMSBURG
SPORTS AND EVENTS
CENTER**
100 WILLIAMSBURG CENTER DRIVE
WILLIAMSBURG, VA 23187

CLARK NEXSEN
ATTORNEYS AT LAW
1001 EAST BROAD STREET
RICHMOND, VA 23219

Gil
GuernseyTingle
ARCHITECTS
1001 EAST BROAD STREET
RICHMOND, VA 23219

mab
MECHANICAL, AIR CONDITIONING & ELECTRICAL
1001 EAST BROAD STREET
RICHMOND, VA 23219

NOTED IN 2013
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AGREEMENT DOCUMENTS**

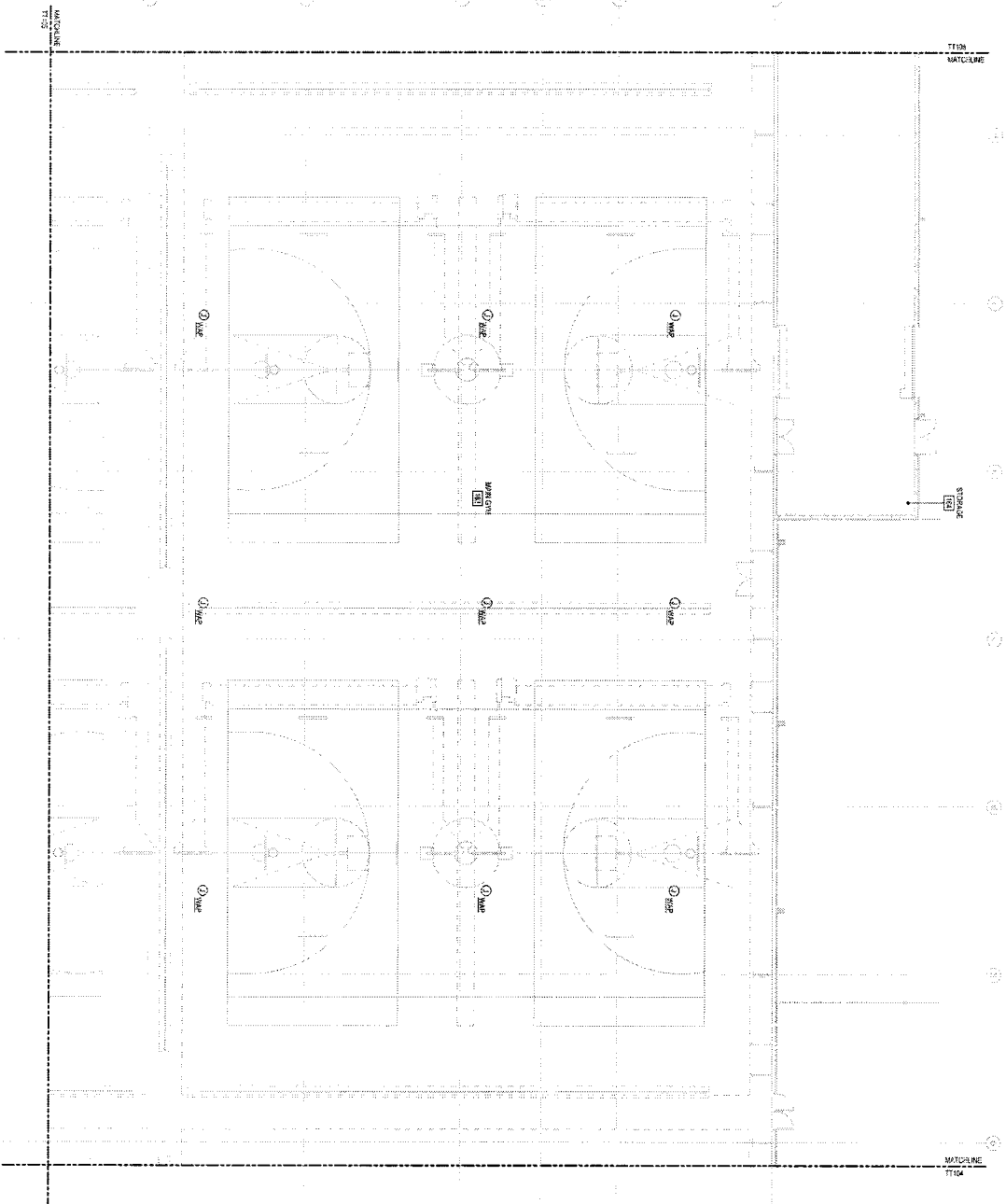


LEVEL 1 TELECOM PLAN - AREA D

TT104

GRAPHIC SCALE(S)
1/8" = 1'-0"

DATE: 10/20/13
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT NO.: CN 10038



(A1) LEVEL 1 TELECOM PLAN - AREA F
SCALE: 1/8" = 1'-0"

GENERAL NOTES

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
ARCHITECTURE FIRM
PROPOSED SCALE: 1/8" = 1'-0"

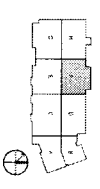
CLARK Nexsen
ARCHITECTS PLLC
1000 COMMONWEALTH AVENUE
SUITE 200
PORTSMOUTH, VA 23702
TEL: 757.261.1100
WWW.CLARKNEXSEN.COM

GuernseyTingle
ARCHITECTS PLLC
1000 COMMONWEALTH AVENUE
SUITE 200
PORTSMOUTH, VA 23702
TEL: 757.261.1100
WWW.GUERNSEYTINGLE.COM

m3b
ARCHITECTS PLLC
1000 COMMONWEALTH AVENUE
SUITE 200
PORTSMOUTH, VA 23702
TEL: 757.261.1100
WWW.M3BARCHITECTS.COM

KEY NOTES

GRAPHIC SCALES

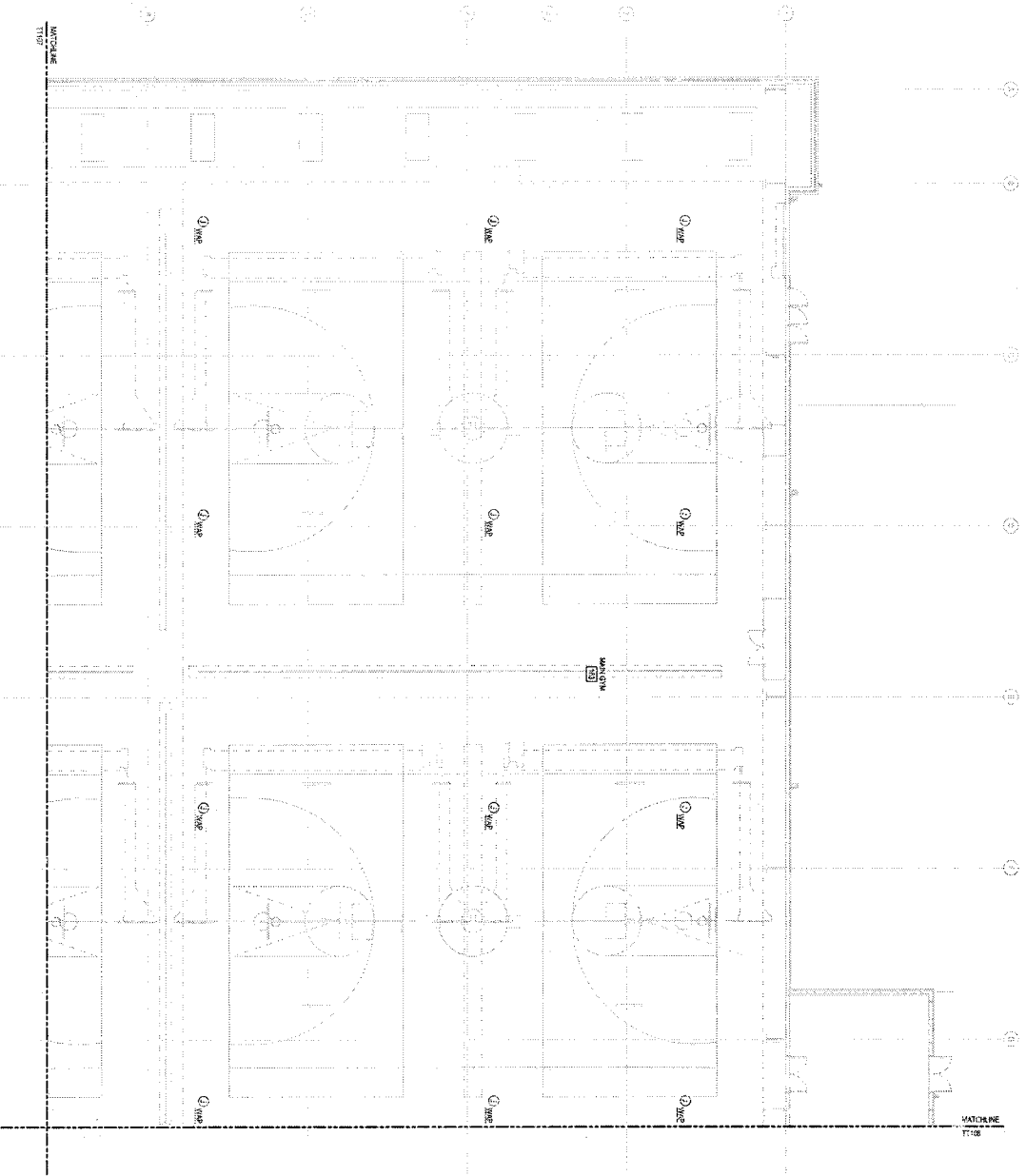


LEVEL 1 TELECOM PLAN - AREA F

TT106

DATE: 11/14/2013
DRAWN BY: CN
CHECKED BY: JLS
PROJECT NO: CN 10038

1 2 3 4 5 6



A1 LEVEL 1 TELECOM PLAN - AREA H
SCALE: 1/8" = 1'-0"

GENERAL NOTES

KEY NOTES

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
200 N. COMMONS DRIVE
WILLIAMSBURG, VA 23185

CLARKENSEN
ARCHITECTURE INTERIOR DESIGN
225 N. COMMONS DRIVE
WILLIAMSBURG, VA 23185
757.833.7272
www.clarkensens.com

Gil
Guernsey/Tingle
ARCHITECTURE
1100 COMMONS DRIVE
WILLIAMSBURG, VA 23185
757.833.7272
www.gilguernseytingle.com

mcb.
ARCHITECTURE
1100 COMMONS DRIVE
WILLIAMSBURG, VA 23185
757.833.7272
www.mcb.com

NOTED IN 2013
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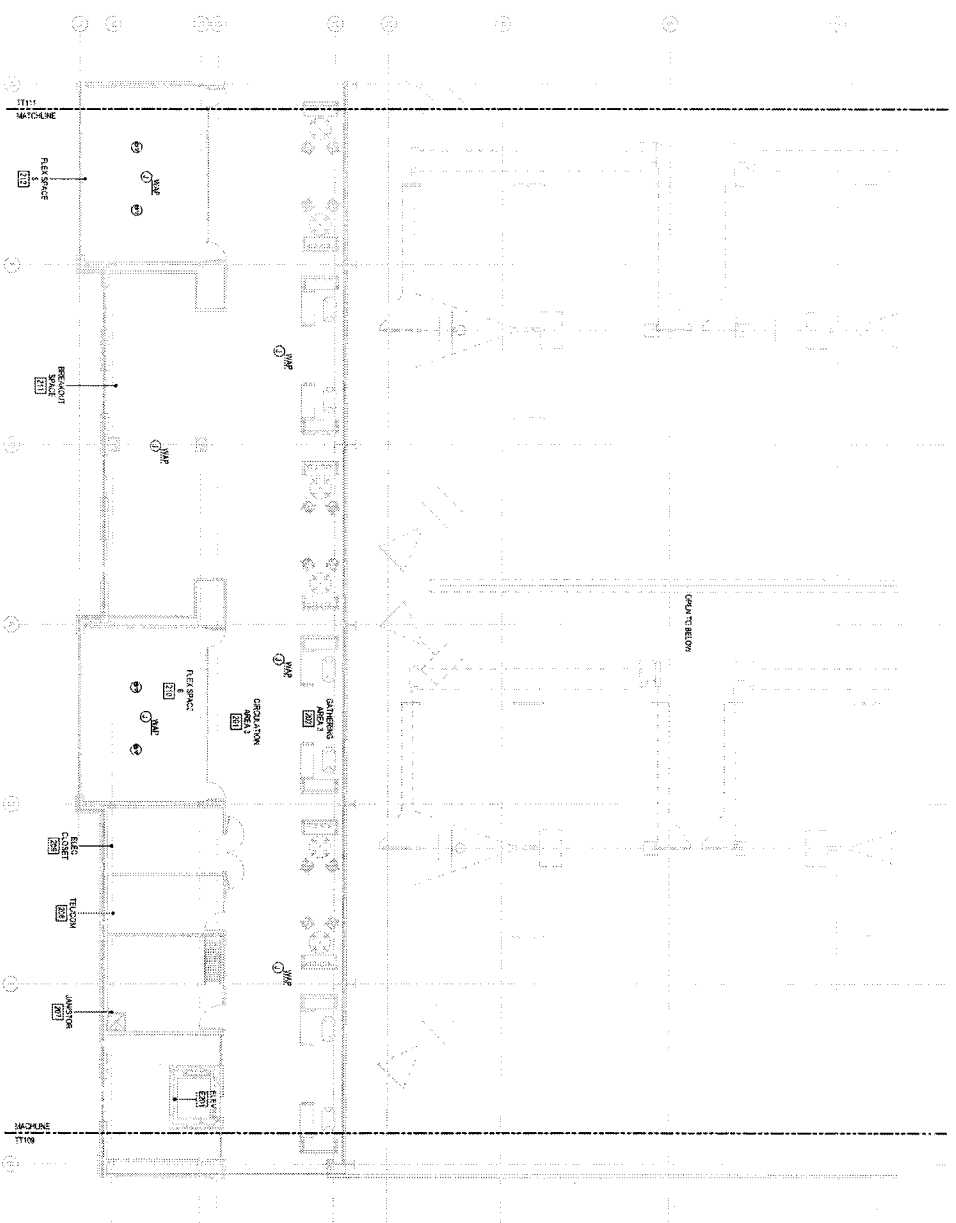
LEVEL 1 TELECOM PLAN - AREA H

TT108

GRAPHIC SCALE(S)
1/8" = 1'-0"

DATE: 10/26/16
DRAWN BY: JCM
CHECKED BY: JCM
PROJECT NO: 16-1008
SHEET NO: 1008

A1 MEZZANINE TELECOM PLAN - AREA C
SCALE: 1/8" = 1'-0"



GENERAL NOTES

KEY NOTES

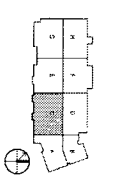
CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
100 W. BROAD ST., 3RD FLOOR
WILLIAMSBURG, VA 23186

CLARK KENSEN
ATTORNEYS AT LAW
1000 BROADWAY, SUITE 1400
NEW YORK, NY 10018
TEL: 212 904 3000
WWW.CLARKKENSEN.COM

GuernseyIngle
GI
300 West 12th Street
New York, NY 10011

mcb
McClintock Construction Building
100 West 12th Street
New York, NY 10011

NOVEMBER 20, 2013
35% COMPREHENSIVE
AGREEMENT DOCUMENTS



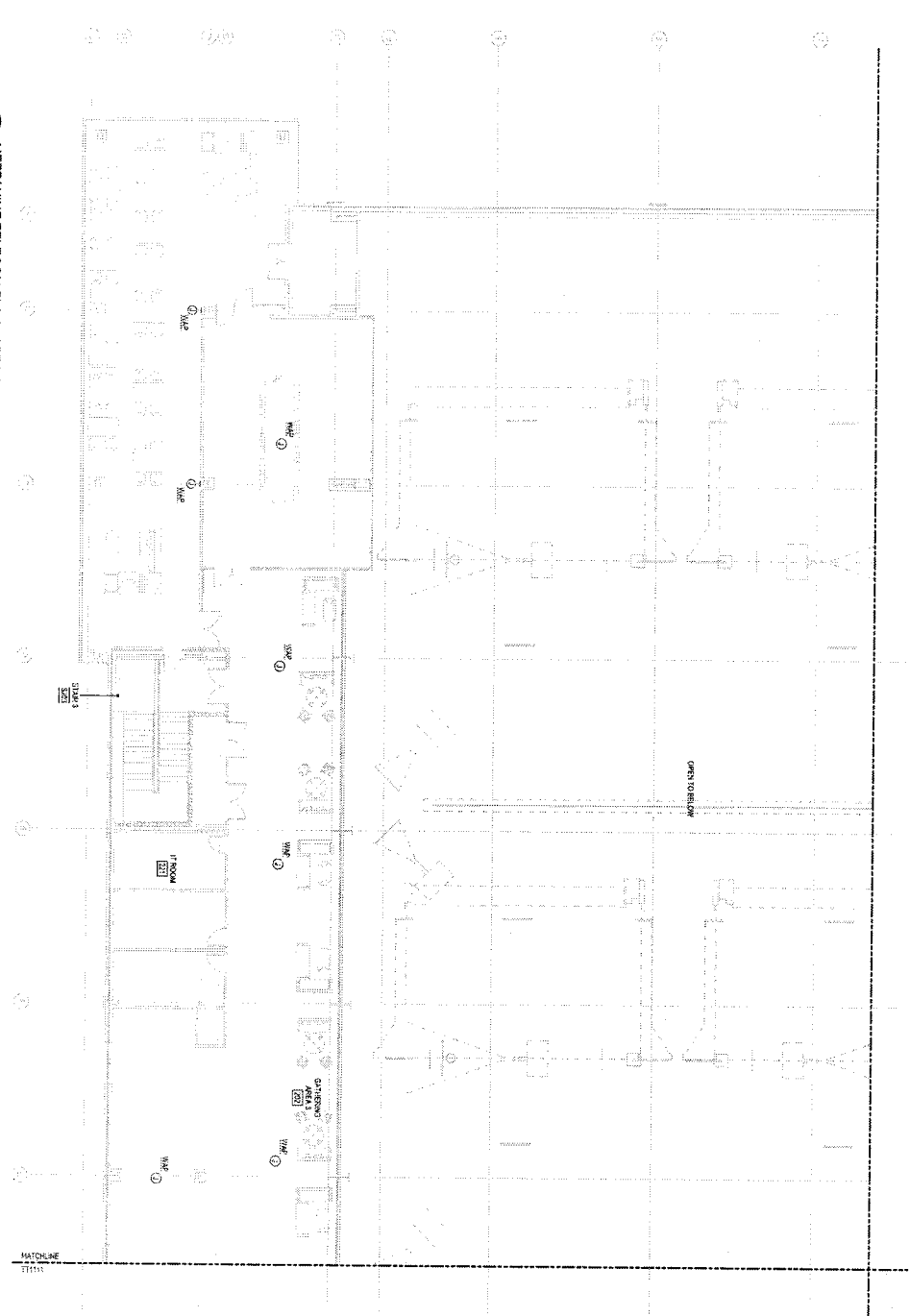
MEZZANINE TELECOM PLAN -
AREA C

TT110

GRAPHIC SCALE(S)
1/8" = 1'-0"

DATE: 11/15/13
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT NO.: CN 10038

1 2 3 4 5 6



A) MEZZANINE TELECOM PLAN - AREA G
SCALE: 1/8" = 1'-0"

GENERAL NOTES

CITY OF WILLIAMSBURG
WILLIAMSBURG
SPORTS AND EVENTS
CENTER
1000 WILLIAMSBURG AVENUE
WILLIAMSBURG, VA 23185

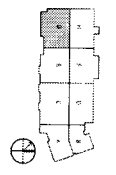
CLARK Nexsen
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2000 COLLEGE AVENUE
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KEY NOTES

NOVEMBER 23, 2011
50% COMPREHENSIVE
AGREEMENT DOCUMENTS



MEZZANINE TELECOM PLAN -
AREA G

TT112

GRAPHIC SCALE(S)
1/8" = 1'-0"

DATE: 11/23/11
DRAWN BY: [signature]
CHECKED BY: [signature]
PROJECT NO: CN 10038



APPROVED BY: _____
 SIGNATURE: _____
 PRINTED NAME: _____
 TITLE: _____
 DATE: _____

- SHIRT COLORS:**
- SOCCER
CONTRAST COLOR NAME: WHITE
 - PANTONE COLOR NUMBER: WHITE
 - BOYS LACROSSE
CONTRAST COLOR NAME: REFLEX BLUE
 - PANTONE COLOR NUMBER: 291C
 - GIRLS LACROSSE
CONTRAST COLOR NAME: SUMMER GREEN
 - PANTONE COLOR NUMBER: 71 LIGHT GRN
 - U-12 SOCCER
CONTRAST COLOR NAME: BLACK
 - PANTONE COLOR NUMBER: BLACK

- LEGEND:**
- FIELD GREEN TURF
156,500 sq. ft.

- FIELD LAYOUT NOTES (events are in order of dominance):**
1. SOCCER MARKINGS ARE 4" WHITE NFHS STANDARDS.
 2. BOYS LACROSSE MARKINGS ARE 4" REFLEX BLUE NFHS STANDARDS.
 3. GIRLS LACROSSE MARKINGS ARE 4" SUMMER GREEN NFHS STANDARDS.
 4. U-12 SOCCER MARKINGS ARE 4" BLACK U-12 STANDARDS.
- ALL DIMENSIONS TO BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.

NFHS STANDARDS

**WILLIAMSBURG SPORTS
AND EVENT CENTER
WILLIAMSBURG, VA**



DRAWN BY:	P. B.
CHECKED BY:	J. B.
SCALE:	1"=40'
TOTAL FIELD AREA:	106,502 sq. ft.
PERIMETER:	1,446 in. ft.

DATE: NOVEMBER 16, 2023	ISSUE: PRESENTATION	FIELD LAYOUT
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Demolition

Demolition for this project will include tree clearing, parking lot demolition, and utility infrastructure removal and/or abandonment to the extents shown in the site plan.

Permitting

A Land Disturbance and Construction General Permit will be obtained for this site prior to any land disturbing activities.

Erosion and Sediment Control Measures

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be constructed and maintained in accordance with the minimum standards and specifications of the Virginia Erosion and Sediment Control (VESC) Handbook. The minimum standards of the VESC Regulations shall be adhered to unless otherwise waived or approved by a variance.

Structural Practices

1. Temporary Construction Entrance - Std. & Spec. 3.02
Temporary stone construction entrances will be installed at the entrances to the site where the access area intersects with existing paved roadways to avoid transporting mud and sediment onto existing paved roads.
1. Silt Fence - Std. & Spec. 3.05
Temporary silt fence sediment barriers will be installed around the perimeter of the phased areas to prevent sediment laden runoff from leaving the site.
2. Storm Drain Inlet Protection - Std. & Spec. 3.07
All storm drain inlets within the project disturbed area and immediately downstream of the site shall be protected during construction. Inlet protection shall be installed on all existing inlets to remain and on each proposed inlet immediately after it is constructed.
3. Temporary Sediment Trap – Std. & Spec. 3.13
One temporary sediment trap will be constructed to intercept sediment-laden runoff from the site and allow sediment to settle-out prior to being discharged into downstream conveyances.
4. Outlet Protection - Std. & Spec. 3.18
Outlet protection will be installed at all pipe outlets and concentrated flow outlets to prevent scour and to minimize downstream erosion.
5. Tree Protection - Std. & Spec. 3.38
Trees to be preserved during construction shall be adequately protected from mechanical or other injury during the land disturbing activities. Protective devices shall be installed around the drip line of these trees to clearly designate the limits of clearing and grading.

Vegetative Practices

1. Surface Roughening - Std. & Spec. 3.29
Surface roughening shall be performed to all slopes 4:1 or greater to aid in vegetative cover establishment.

- left dormant for more than one (1) year. Temporary seeding shall be in compliance with Std. & Spec. 3.31.
7. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved and that, in the opinion of the owner or city inspector, is uniform, mature enough to survive, and will inhibit erosion.
 8. Areas outside the limits of disturbance shall not be disturbed without approval from the City E&S Inspector.
 9. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.
 10. Periodic inspections and required maintenance must be provided, especially after each significant storm. The contractor shall be responsible for the installation and maintenance of all erosion and sediment control practices.
 11. Adequate drainage or other protection shall be provided whenever water seeps from a slope face.
 12. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.
 13. After adequate stabilization is achieved, the temporary erosion and sediment control measured will be cleaned up and removed.

Maintenance

In general, all erosion and sedimentation control measures shall be checked after each rainfall or weekly, whichever is most frequent, and should be cleaned and repaired according to the following schedule.

1. The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto adjacent streets and public right-of-way. Periodic top dressing, washing, and rework of stone may be necessary. All materials spilled, dropped, washed, or tracked onto roadways must be removed immediately.
2. The silt fence barriers shall be checked regularly for undermining or deterioration of the fabric. Sediment shall be removed when the level of sediment deposition reaches half-way to the top of the barrier.
3. The inlet protection will be checked regularly and shall be cleaned when sediment has accumulated to one half of the depth of the device.
4. Erosion and Sediment Control measures shall be checked regularly for undermining or deterioration and buildup or clogging with sediment. Corrective action shall be taken immediately.
5. All temporary Erosion and Sediment measures shall be disposed of within thirty (30) days after final site stabilization is achieved and vegetation is established. Final site stabilization shall be approved by the City Inspector.
6. The seeded areas shall be checked regularly to ensure that a good stand of grass is maintained. Areas shall be fertilized and reseeded as needed.
7. Filled filter bags shall be removed from site and disposed of properly.

Virginia Department of Environmental Quality Minimum Standards

The design of this development shall conform to the minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook (VESCH). Included in the Civil Site Plans is the Virginia Department of Environmental Quality (DEQ) checklist for compliance (MS-1 thru MS-19 Checklist).

is shown to meet capacity requirements in the existing conditions. In total, roughly 4.80 AC of disturbance flows to the culvert. The culvert ultimately drains roughly 7.13 AC of area in the existing conditions.

POA-3:

The third point of analysis required for this project is due to a portion of the existing parking lot that will be modified to sheet flow to the south. This area is mostly paved parking. This point of analysis is included to demonstrate that we meet channel and flood protection at this point of sheet flow by a reduction in overall impervious area.

Stormwater Overview

Stormwater on the site, in the final conditions, will ultimately be controlled by a new ADS Stormtech chamber system. This system allows for the satisfaction of quantity requirements by directing a portion of the drainage away from POA-1 towards POA-2. This increase in the overall area to POA-2 will be dealt with by detaining the excess water within the chamber system and releasing it in a controlled manner via an outlet control structure, allowing us to meet state channel and flood protection requirements while improving HGL's in the existing visitors center drive system.

The chamber system will also utilize the ADS Isolator Row Plus system to achieve a portion of the water quality requirements. As the system does not provide the entirety of the required treatment, nutrient credits will be used to make up the remainder of the required treatment.

Stormwater Quantity

POA-1:

Channel protection:

POA-1 meets channel protection requirements through the energy balance equation. As the system takes drainage outside of the LOD the required reduction in peak flow was calculated based on the difference in disturbed area draining to the point of analysis. For full calculations please see the storm calculations in the Appendix of this narrative. Below is a table summarizing the results of the calculations.

1 Year Storm Pre-Development Peak Flow at POA-1	26.33 cfs
1 Year Storm Post-Development Peak Flow at POA-1	23.58 cfs
Required Reduction in Peak Flow per Energy Balance	0.00 cfs
Reduction in Peak Flow Achieved	2.75 cfs

Flood Protection:

The ultimate condition proposed by the development does show a small increase in peak flow to POA-1 during the 10-year storm, however, represents a major benefit to the system by reducing flooding in the system overall. This improvement is achieved by a reduction in area directed to the existing system.

The existing system holds back a significant amount of water during the 10-year storm as the pipes are over capacity. Directing less area to this system and adding another connection point causes a slight increase in peak flow at POA-1 as the strain on the existing system is reduced and allows the existing pipes combined with the new connection to allow a slightly higher peak flow at POA-1 during the 10-year storm.

2 Year Storm Pre-Development Peak Flow at POA-3	2.12 cfs
2 Year Storm Post-Development Peak Flow at POA-3	2.09 cfs
10 Year Storm Pre-Development Peak Flow at POA-3	3.45 cfs
10 Year Storm Post-Development Peak Flow at POA-3	3.35 cfs

Storm Sewer Design

All proposed pipes have been designed to be below the calculated max flow ratio for the 10-year storm, achieve the minimum pipe flow velocity, and contain the HGL below the flow line elevation for the 10-year storm. For full pipe and HGL calculations please refer to the 10-year overall post development model in the Appendix.

Stormwater Quality

Stormwater quality will be addressed for the site through a combination of the ADS Isolator Row Plus and the purchase of nutrient credits. The VRRM redevelopment spreadsheet was used to calculate the required TP load reduction due to the proposed land cover changes. The required total TP load reduction is 6.63 lb/yr. A portion of the site (DA-C within the VRRM sheet) is directed to the ADS Isolator Row Plus treatment system. Per the VA BMP Clearinghouse this manufactured filtering system achieves a TP removal efficiency of 40%. The Isolator Rows provide 4.34 lb/yr TP removal as designed. The remaining 2.29 lb/yr will be purchased from a local nutrient bank.

Water Service

A public 12" waterline exists within the Route 60 (Bypass Road) Right-of-Way, with a 10" existing line branching into the site. This project intends to use this waterline for its domestic and fire protection needs. The existing 10" line runs through the location of the proposed building footprint. Therefore, the waterline will be rerouted to avoid the building. A new master meter will be relocated for the current buildings that are being serviced via the existing 10" line. The proposed building will tap the relocated public line via a 10" X 6" tee for means of water services. A 6" fire line with a detector check and a PIV will branch to the building with a 6" FCD line leaving the building. A 4" line will branch off the 6" line with a domestic meter. Two additional fire hydrants will be provided to address the fire flow requirements. A 15' utility easement will be placed over all portions of public water line on site.

Water meter calculations were performed based on the AWWA-M22 design criteria. The calculations conclude that the peak flow through the proposed water meter is 90 GPM which warrants a 2" meter.

Fire Flow calculations were performed using the 2015 International Fire Code (IFC) design criteria. The minimum required fire flow for the building, based on a 200,000 ft² building and IIB construction type, is 2,000 GPM.

Water system sizing and fire protection calculations for the fire flow condition can be found in the Appendix.

Sanitary Sewer Service

The proposed sanitary sewer system will tie into an existing 10" sanitary sewer line located along the southern edge property. Sanitary sewer calculations were done using Hampton Roads Regional Technical Standards. The results show that the average design flow is 7,200 GPD, or 10.00 GPM, and the peak design flow is 21,600 GPD, or 30.00 GPM.

Sanitary Sewer flow calculations can be found in the Appendix.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for James City and York Counties and the City of Williamsburg, Virginia



October 10, 2023

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

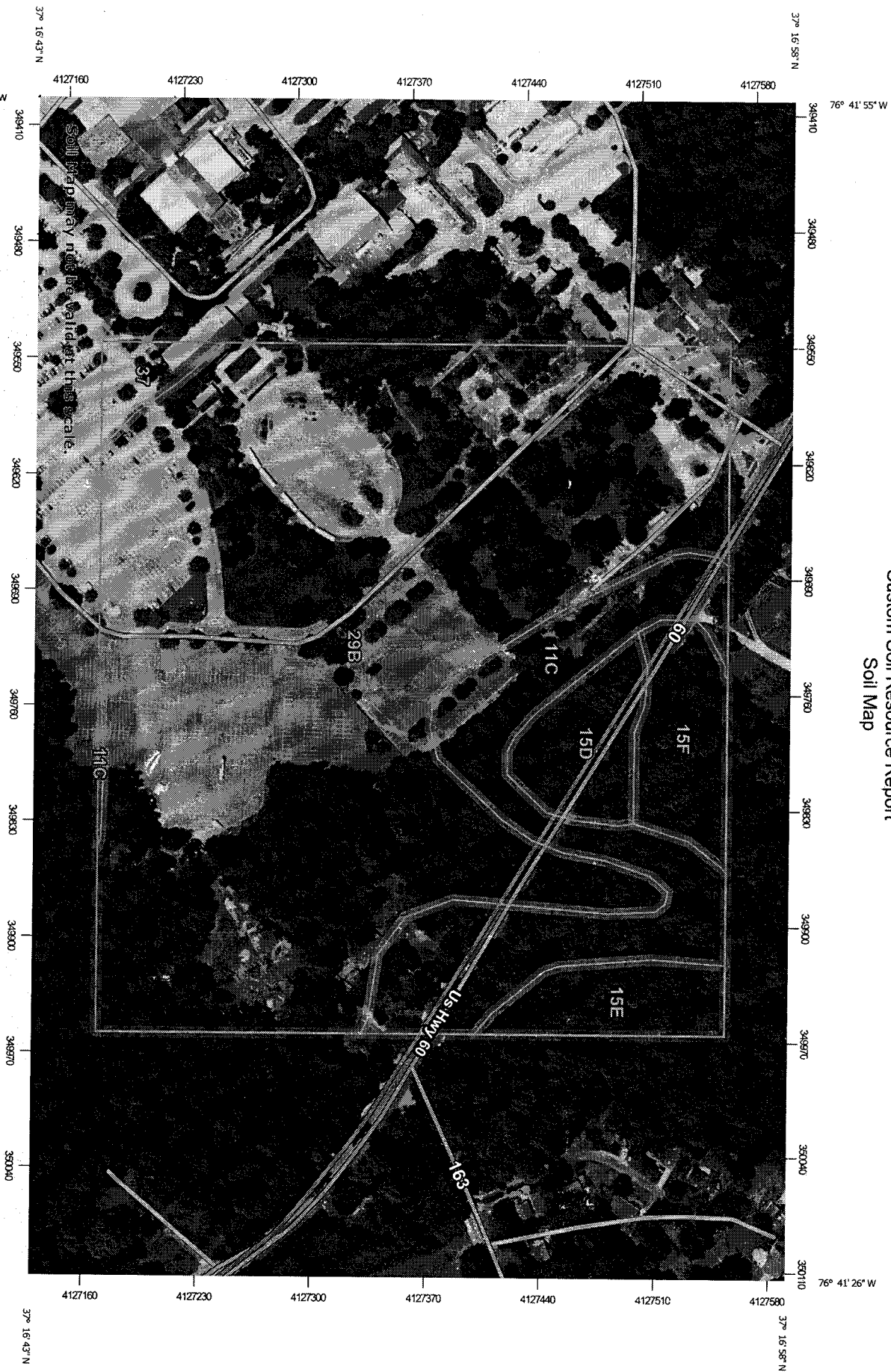
Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units).

Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Custom Soil Resource Report Soil Map



Map Scale: 1:3,260 if printed on A landscape (11" x 8.5") sheet.
0 45 90 180 270 Meters
0 150 300 600 800 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

MAP INFORMATION

Imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Custom Soil Resource Report

Parent material: Marine deposits

Typical profile

H1 - 0 to 24 inches: loamy fine sand
H2 - 24 to 56 inches: sandy clay loam
H3 - 56 to 65 inches: sandy loam

Properties and qualities

Slope: 6 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Hydric soil rating: No

15D—Emporia complex, 10 to 15 percent slopes

Map Unit Setting

National map unit symbol: 41pw
Elevation: 20 to 150 feet
Mean annual precipitation: 40 to 55 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 165 to 193 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Emporia and similar soils: 75 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emporia

Setting

Landform: Marine terraces
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Marine deposits

Typical profile

H1 - 0 to 13 inches: fine sandy loam

Custom Soil Resource Report

Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Marine deposits

Typical profile

H1 - 0 to 13 inches: fine sandy loam
H2 - 13 to 58 inches: loam
H3 - 58 to 75 inches: sandy clay loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 1.98 in/hr)
Depth to water table: About 36 to 54 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F153AY030NC - Dry Loamy Rises and Flats, F153BY030NC - Dry
Loamy Rises and Flats
Hydric soil rating: No

Minor Components

Johnston

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F153AY090NC - Flooded Mineral Soil Floodplains and Terraces,
F153BY090NC - Flooded Mineral Soil Floodplains and Terraces
Hydric soil rating: Yes

15F—Emporia complex, 25 to 50 percent slopes

Map Unit Setting

National map unit symbol: 41py
Elevation: 20 to 150 feet
Mean annual precipitation: 40 to 55 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 165 to 193 days
Farmland classification: Not prime farmland

29B—Slagle fine sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2sgy1
Elevation: 70 to 330 feet
Mean annual precipitation: 32 to 51 inches
Mean annual air temperature: 47 to 70 degrees F
Frost-free period: 158 to 206 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Slagle and similar soils: 83 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Slagle

Setting

Landform: Marine terraces
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Tread, riser, rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy marine deposits

Typical profile

Ap - 0 to 8 inches: fine sandy loam
Bt - 8 to 51 inches: sandy clay loam
C - 51 to 70 inches: sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F153AY040NC - Moist Loamy Rises and Flats
Hydric soil rating: No

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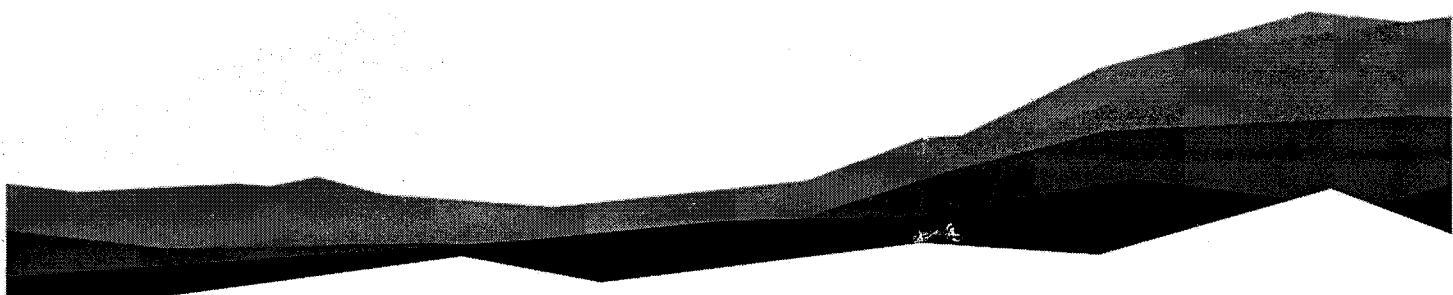
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Williamsburg Sports and Entertainment Complex - Phase 1

Subsurface Exploration and Geotechnical Engineering Report

Prepared for:

MEB
4016 Holland Boulevard
Chesapeake, VA 23323



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- Facilities
- Environmental
- Geotechnical
- Materials

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Report Summary

Topic ¹	Overview Statement ²
Project Description	The project involves the construction of a Sports and Entertainment Complex.
Geotechnical Characterization	<p>Existing undocumented fill up to 2 feet deep encountered at several boring locations.</p> <p>Underlying the surficial materials and/or undocumented fill the soils were predominately comprised of CLAY (CL, CH) and Clayey SAND (SC).</p> <p>Groundwater estimated approximately 12.5- to 16.5-ft below grade.</p>
Earthwork	<p>Existing on-site soils are not considered suitable for reuse as structural fill.</p> <p>Shallow subsurface soils are sensitive to moisture variation.</p>
Shallow Foundations	<p>Shallow foundations are recommended for building support.</p> <p>Allowable bearing pressure = 2,000 psf</p> <p>Expected settlements: < 1-inch total, < ½-inch differential</p>
Stormwater Management Facility	<p>Infiltration tests conducted indicated a low hydraulic conductivity at a depth of 10 feet below grade.</p> <p>Groundwater was not encountered within the upper 10 feet below grade.</p>
Pavements	<p>With subgrade prepared as noted in Earthwork.</p> <p>Light Duty Parking Bays: 2" AC Surface Mix over 8" Aggregate Base</p> <p>Heavy Duty for Drive Lanes with Parking Lot: 2" AC Surface Mix over 3" AC Base Mix over 8" Aggregate Base</p> <p>Heavy Duty for Service Road: 2" AC Surface Mix over 4" AC Base Mix over 8" Aggregate Base</p> <p>Heavy Duty for Dumpster Pads: 6" Concrete over 6" Aggregate Base</p>
General Comments	This section contains important information about the limitations of this geotechnical engineering report.

- 1 If the reader is reviewing this report as a pdf, the topics above can be used to access the appropriate section of the report by simply clicking on the topic itself.
2. This summary is for convenience only. It should be used in conjunction with the entire report for design purposes.

Item	Description
Project Description	The project includes a sports and entertainment complex. This exploration and report pertain to the first phase that will include a building, service road, parking lot, and stormwater management (SWM) facility.
Proposed Structure	The structure to be constructed within the first phase of the project will include a sports complex building that will house 12 courts and also include space for sports performance and physical therapy.
Building Construction	The structure will be pre-engineered metal building with slab-on-grade construction.
Finished Floor Elevation	Boring depths have assumed that finished floor is within about 3 feet of current grades.
Maximum Loads	<p>Anticipated structural loads were not provided. In the absence of information provided by the design team, we used the following loads in estimating settlement based on our experience with similar projects.</p> <ul style="list-style-type: none"> ■ Columns: 150 kips ■ Walls: 6 kips per linear foot (klf) ■ Slabs: 150 pounds per square foot (psf)
Grading/Slopes	In the absence of grading information, we have estimated that cuts and fills required to establish finish grades across the site are limited to about 3 feet or less.
Stormwater Management Facility	The specific design has not been developed at this time, but it is our understanding that it will likely consist of an underground SWM facility located beneath the proposed parking lot to the west of the sports complex building.
Pavements	<p>A service road will be constructed along the northside of the sports complex building that will tie into existing pavement areas as well as a new parking lot that is to be constructed along the westside of the sports complex building.</p> <p>The pavement design period is assumed to be 20 years.</p>
Building Code	2018 IBC

Terracon should be notified if any of the above information is inconsistent with the planned construction, especially the grading limits, as modifications to our recommendations may be necessary.

Model Layer	Layer Name	General Description	Depth Range
1	Fill	Silty SAND (SM) with trace fine Gravel	0.5-1.0 to 1.5-2.0
2	CLAY and Clayey SAND	CLAY (CL, CH) and Clayey SAND (SC) <i>Isolated deposits of Silty SAND (SM) interbedded</i>	0.3-2.0 to 10.0-40.0

The initial surficial materials were comprised of either between 3 to 9 inches of topsoil materials or 1.5 to 5 inches of asphalt pavement underlain by 5 to 10 inches of aggregate base material. The undocumented existing fill materials, which constitute GeoModel layer 1, were observed at borings B-2, B-3, B-8, B-11, B-12, and B-13 as well as two of the pavement borings CBR-1 and CBR-2.

The borings were observed during drilling and at the completion of drilling for the presence of groundwater. Groundwater was encountered approximately 12.5 to 16.5 feet below grade.

It should be recognized that fluctuations of the groundwater table will occur due to seasonal variations in the amount of rainfall, runoff, and other factors not evident at the time the boring was performed. In addition, perched water can develop within higher permeability soils overlying less permeable soils. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the boring logs.

Groundwater conditions will vary with environmental variations and seasonal conditions, such as the frequency and magnitude of rainfall patterns, as well as man-made influences, such as existing swales, drainage ponds, underdrains and areas of covered soil (paved parking lots, sidewalks, etc.). Seasonal groundwater fluctuations of ± 2 feet are common in the project's area; however, greater fluctuations have been documented.

Soil Survey

The soil survey of James City and York Counties and the City of Williamsburg, Virginia (VA695) as prepared by the United States Department of Agriculture (USDA), Soil Conservation Service (SCS; later renamed the Natural Resource Conservation Service - NRCS), dated August 1989, identifies the soil types at the subsite as Slagle fine sand loam (29B) and Craven-Uchee complex (11C). A soils map is included in the **Figures** attachment of this report, depicting the applicable Soil Survey map portion for the subject site.

(near CBR-1) at a depth of 10-ft as directed by the client.

- Review of historical site data.

The SPT borings were performed with the use of rotary wash "mud" drilling procedures in general accordance with ASTM D 1586. The tests were performed continuously from the existing ground surface to depths of 10 to 12-feet, and at 5-foot intervals thereafter starting at a depth of 13-feet. The soil samples were obtained with a standard 1.4" I.D., 2" O.D., 30" long split-spoon sampler. The sampler was driven with blows of a 140 lb. hammer falling 30 inches, using an automatic hammer. The number of blows required to drive the sampler each 6-inch increment of penetration was recorded and is shown on the boring logs. The sum of the second and third penetration increments is termed the SPT N-value (uncorrected for automatic hammer). A representative portion of each disturbed split-spoon sample was collected with each SPT, placed in a glass jar, sealed, labeled, and returned to our laboratory for review. For safety purposes, all boreholes were backfilled upon completion with the drilling spoils.

A hand auger was utilized to complete boring BMP-2. The hand auger was advanced to a depth of 15 feet below the existing ground surface. Sampling was performed continuously from the existing ground surface to boring termination. Representative samples were collected while advancing the hand auger generally at 1-ft intervals.

The boring locations were established by MEB and **Terracon** and were approved by MEB prior to mobilization. The boring locations were staked in the field by a representative of **Terracon** with a handheld GPS device and by corroborating the location with easily identifiable landmarks. The approximate boring and groundwater monitoring well locations are shown in the **Figures** attachment of this report.

Field and Laboratory Testing

Soil testing provided by **Terracon** was performed in accordance with American Society for Testing and Materials (ASTM) standards. All soils and materials tests were performed in our AASHTO re:source (formally AMRL) and US Army Corps of Engineers certified Williamsburg, Virginia laboratory.

Soil Classification and Index Testing

Representative portions of all soil samples collected during drilling operations were labeled, preserved, and transferred to our laboratory in accordance with ASTM D4220 for classification and analysis. Soil descriptions on the boring logs are provided using visual-manual methods in general accordance with ASTM D2488 using the Unified Soil Classification System (USCS).

As sea levels rose during the Pleistocene Epoch of the Quaternary Period, areas within the project limits were filled and overlain by soils of the Windsor Formation, which is composed of fluvial and estuarine deposits. The geologic stratigraphy encountered in our subsurface explorations generally consisted of marine deposited Sands and Clays of this formation.

Seismic Site Class

The seismic design requirements for buildings and other structures are based on Seismic Design Category. Site Classification is required to determine the Seismic Design Category for a structure. The Site Classification is based on the upper 100 feet of the site profile defined by a weighted average value of either shear wave velocity, standard penetration resistance, or undrained shear strength in accordance with Section 20.4 of ASCE 7 and the International Building Code (IBC). Based on the soil properties observed at the site and as described on the exploration logs and results, our professional opinion is that a **Seismic Site Classification of D** be considered for the project. Subsurface explorations at this site were extended to a maximum depth of 40 feet. The site properties below the boring depth to 100 feet were estimated based on our experience and knowledge of geologic conditions of the general area. Additional deeper borings or geophysical testing may be performed to confirm the conditions below the current boring depth.

Infiltration Testing

Constant-Head Borehole Permeameter Infiltration testing was performed at boring locations and depths as directed by the client. The individual test location boreholes were prepared utilizing a planar auger to remove soil cuttings from the base. Permeability testing was then conducted within the vadose zone utilizing a Johnson Permeameter™ and the following testing procedures:

A support stand was assembled and placed adjacent to the borehole. This stand holds a calibrated reservoir and a cable used to raise and lower the water control unit (WCU). The WCU establishes a constant water head within the borehole during testing by use of a precision valve and float assembly. The WCU was attached to the flow reservoir with a braided PVC hose and then lowered by cable into the borehole to the test depth elevation. As required by the Glover solution, the WCU was suspended approximately 1- to 2-inches above the bottom of the borehole. The shut-off valve was then opened allowing water to pass through the WCU to fill the borehole to the constant water level elevation. The absorption rate slowed as the soil voids became filled and an equilibrium developed as a wetting bulb developed around the borehole. Water was continuously added until the flow rate stabilized. The reservoir was then re-filled in order to begin

Support of floor slabs and pavements on or above existing undocumented fill materials is discussed in this report. However, even with the recommended construction procedures, an inherent risk remains for the owner that compressible fill or unsuitable material, within or buried by the fill, will not be discovered. This risk of unforeseen conditions cannot be eliminated without completely removing the existing fill but can be reduced by following the recommendations contained in this report. To take advantage of the cost benefit of not removing the entire amount of undocumented fill, the owner must be willing to accept the risk of increased differential performance which can result in increased cracking and abrupt differential settlement. Should this risk be acceptable, floor slabs and pavements can be supported above the existing undocumented fill.

The recommendations contained in this report are based upon the results of field and laboratory testing (presented in the **Exploration Results** section), engineering analyses, and our current understanding of the proposed project. The **General Comments** section provides an understanding of the report limitations.

Earthwork

Earthwork is anticipated to include clearing and grubbing, excavations, and engineered fill placement. The following sections provide recommendations for use in the preparation of specifications for the work. Recommendations include critical quality criteria, as necessary, to render the site in the state considered in our geotechnical engineering evaluation for foundations, floor slabs, and pavements.

Site Preparation

Prior to placing fill, existing vegetation, topsoil, and root mats should be removed. Complete stripping of the topsoil should be performed in the proposed building and pavement areas. This cut is expected to extend deeper in isolated areas to remove deeper deposits of organic or unsuitable soils, which become evident during the clearing (i.e., removal of root mat associated with existing trees). Based on observations of this project site and similar projects within wooded areas, this cut could extend as deep as 24 inches to remove unstable, organic laden soils and root mat materials. Removing trees will also consist of stump and large root ball removal. These events will likely leave holes that may extend several feet in depth throughout the project site. Surface water may accumulate in these holes leading to subgrade deterioration if not properly addressed.

Tree root systems can remove substantial moisture from surrounding soils. Where trees are removed, the full root ball and all associated dry and desiccated soils should be removed.

for support of foundation loads and should be removed from the base of all footing excavations where encountered. Support of floor slabs and pavements on or above existing fill soils is discussed in this report. However, even with the recommended construction procedures, inherent risk exists for the owner that compressible fill or unsuitable material, within or buried by the fill will, not be discovered. This risk of unforeseen conditions cannot be eliminated without completely removing the existing fill but can be reduced by following the recommendations contained in this report.

If the owner elects to construct the floor slabs and pavements on the existing fill to reduce initial construction costs in exchange for increased potential longer-term distress, the following protocol should be followed. Several shallow test pits should be excavated within the proposed construction areas. The test pits are considered necessary to determine the thickness and composition of the existing fill and thus the suitability for it to remain in-place (beneath the slabs and pavements). The test pits should be performed under the observation of the Geotechnical Engineer who will evaluate the composition of the recovered soils.

In addition to the test pits, several compaction tests should be performed on the existing fill within the proposed construction areas to further substantiate the suitability of the existing fill to remain beneath the ground supported slabs and pavements. It is possible that some subgrade improvements will be required to provide suitable soils for slab and pavement support. Upon completion of the test pit exploration and once planned grading has been completed, the entire area should be proofrolled with heavy, rubber tire construction equipment, to aid in delineating areas of soft or otherwise unsuitable soil. Once unsuitable materials have been remediated, and the subgrade has passed the proofroll test, backfill to finished subgrade elevation can begin.

Excavation

We anticipate that excavations for the proposed construction can be accomplished with conventional earthmoving equipment. The bottom of excavations should be thoroughly cleaned of loose soils and disturbed materials prior to backfill placement and/or construction.

Fill Material Types

Fill required to achieve design grade should be classified as structural fill and general fill. Structural fill is material used below, or within 5 feet of structures or pavements.

Reuse of On-Site Soil: Nearly all of the excavated on-site soil is likely not suitable for reuse as Structural Fill and should not be placed beneath any structures or pavement areas. Isolated deposits of Silty SAND (SM) were encountered that may be suitable for

Item	Structural Fill
Maximum Lift Thickness	10 inches or less in loose thickness when heavy, self-propelled compaction equipment is used 4 to 6 inches in loose thickness when hand-guided equipment (i.e. jumping jack or plate compactor) is used
Minimum Compaction Requirements	98% of maximum dry density as determined by the Standard Proctor (ASTM D698)
Water Content Range	±2 percentage points of optimum as determined by the Standard Proctor (ASTM D698)

Item	General Fill
Maximum Lift Thickness	10 inches or less in loose thickness when heavy, self-propelled compaction equipment is used 4 to 6 inches in loose thickness when hand-guided equipment (i.e. jumping jack or plate compactor) is used
Minimum Compaction Requirements	92% of maximum dry density as determined by the Standard Proctor (ASTM D698)
Water Content Range	As required to achieve minimum compaction requirements

Utility Trench Backfill

Any soft or unsuitable materials encountered at the bottom of utility trench excavations should be removed and replaced with structural fill or bedding material in accordance with public works specifications for the utility to be supported. This recommendation is particularly applicable to utility work requiring grade control and/or in areas where subsequent grade raising could cause settlement in the subgrade supporting the utility. Trench excavation should not be conducted below a downward 1:1 projection from existing foundations without engineering review of shoring requirements and geotechnical observation during construction.

Trench backfill should be mechanically placed and compacted as discussed earlier in this report. Compaction of initial lifts should be accomplished with hand-operated tampers or other lightweight compactors. Where trenches are placed beneath slabs or footings, the backfill should satisfy the gradation and expansion index requirements of engineered fill discussed in this report. Flooding or jetting for placement and compaction of backfill is not recommended.

As a minimum, excavations should be performed in accordance with OSHA 29 CFR, Part 1926, Subpart P, "Excavations" and its appendices, and in accordance with any applicable local and/or state regulations.

Construction site safety is the sole responsibility of the contractor who controls the means, methods, and sequencing of construction operations. Under no circumstances shall the information provided herein be interpreted to mean Terracon is assuming responsibility for construction site safety or the contractor's activities; such responsibility shall neither be implied nor inferred.

Excavations or other activities resulting in ground disturbance have the potential to affect adjoining properties and structures. Our scope of services does not include review of available final grading information or consider potential temporary grading performed by the contractor for potential effects such as ground movement beyond the project limits. A preconstruction/ precondition survey should be conducted to document nearby property/infrastructure prior to any site development activity. Excavation or ground disturbance activities adjacent or near property lines should be monitored or instrumented for potential ground movements that could negatively affect adjoining property and/or structures.

Construction Observation and Testing

The earthwork efforts should be observed by the Geotechnical Engineer (or others under their direction). Observation should include documentation of adequate removal of surficial materials (vegetation, topsoil, and pavements), evaluation and remediation of existing fill materials, as well as proofrolling and mitigation of unsuitable areas delineated by the proofroll.

Each lift of compacted fill should be tested, evaluated, and reworked, as necessary, as recommended by the Geotechnical Engineer prior to placement of additional lifts. Each lift of fill should be tested for density and water content at a frequency of at least one test for every 2,000 square feet of compacted fill in the building areas and 5,000 square feet in pavement areas (minimum 3 tests per lift). Where not specified by local ordinance, one density and water content test should be performed for every 100 linear feet of compacted utility trench backfill and a minimum of one test performed for every 12 vertical inches of compacted backfill.

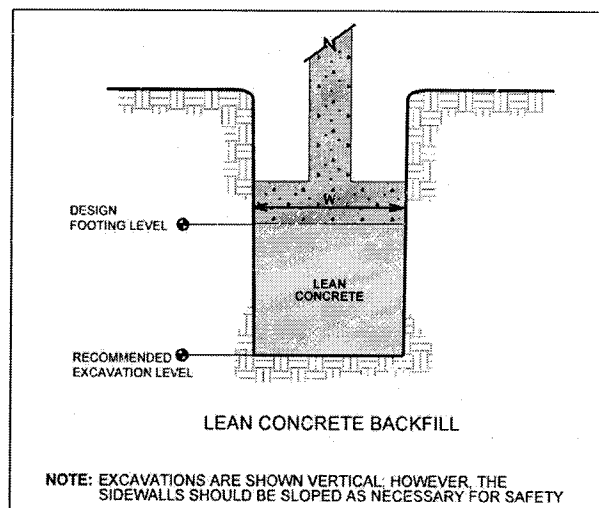
In areas of foundation excavations, the bearing subgrade should be evaluated by the Geotechnical Engineer. If unanticipated conditions are observed, the Geotechnical Engineer should prescribe mitigation options.

In addition to the documentation of the essential parameters necessary for construction, the continuation of the Geotechnical Engineer into the construction phase of the project

bottom of the footing excavations should be removed/reconditioned before foundation concrete is placed.

Sensitive soils exposed at the surface of footing excavations may require surficial compaction with hand-held dynamic compaction equipment prior to placing structural fill, steel, and/or concrete. Should surficial compaction not be adequate, construction of a working surface consisting of either crushed stone or a lean concrete mud mat may be required prior to the placement of reinforcing steel and construction of foundations.

If unsuitable bearing soils or undocumented existing fill are observed at the base of the planned footing excavation, the excavation should be extended deeper to suitable soils, and the footings could bear directly on these soils at the lower level or on lean concrete backfill placed in the excavations. The lean concrete replacement zone is illustrated on the sketch below.



Floor Slabs

Design parameters for floor slabs assume the requirements for **Earthwork** have been followed. Specific attention should be given to positive drainage away from the structure and positive drainage of the aggregate base beneath the floor slab.

Existing undocumented fill materials were observed at the site to depths of 1.5 to 2 feet below existing grade. As previously described, any existing fill present beneath floor slabs should be further evaluated by the Geotechnical Engineer.

Floor Slab Construction Considerations

Finished subgrade, within and for at least 10 feet beyond the floor slab, should be protected from traffic, rutting, or other disturbance and maintained in a relatively moist condition until floor slabs are constructed. If the subgrade should become damaged or desiccated prior to construction of floor slabs, the affected material should be removed, and structural fill should be added to replace the resulting excavation. Final conditioning of the finished subgrade should be performed immediately prior to placement of the floor slab support course.

The Geotechnical Engineer should observe the condition of the floor slab subgrades immediately prior to placement of the floor slab support course, reinforcing steel, and concrete. Attention should be paid to high traffic areas that were rutted and disturbed earlier, and to areas where backfilled trenches are located.

Storm Water Management Discussion

Initially, the intended location of the stormwater management (SWM) facility was within an area currently wooded along the northern perimeter of the project site and in the vicinity of borings BMP-1 and BMP-2. Upon completion of our soil borings, the client indicated the design concept had changed and this initial location for the SWM facility was abandoned. Currently, the design concept is for the SWM facility to likely consist of an underground type of facility located beneath the proposed parking lot to the west of the proposed sports complex building, and in the vicinity of boring CBR-1. However, further design information is not known at this time.

The soils at boring CBR-1 were generally comprised of low permeability CLAY (CL) and Clayey SAND (SC) that extended to the boring termination depth of 10 feet below existing grade. Groundwater was not encountered within this boring to the depth explored. Two (2) in-situ infiltration tests were completed at locations and depths within this proposed parking lot as specified by the client. These tests were conducted at a depth of 10 feet below existing grade. The infiltration at these locations and depth has been evaluated to have a low hydraulic conductivity.

Since the specific design of the SWM facility is not known at this time, recommendations to support the design would be premature. Consequently, once the final design has been established, the Geotechnical Engineer should be consulted to provide further recommendations as necessary.

Pavement Section Thicknesses

The table on the following page provides our opinion of minimum thickness for Asphalt concrete (AC) and Portland Cement Concrete (PCC) pavement sections:

Section ¹	Thickness (inches)				Subgrade ⁴
	AC ²		PCC	Aggregate Base Course ³	
	Surface	Base			
Light Duty Flexible (Parking spaces)	2	-	-	8	Firm, Stable, and Compacted
Heavy Duty Flexible (Parking lot drive lanes)	2	3	-	8	Firm, Stable, and Compacted
Heavy Duty Flexible (Service road)	2	4	-	8	Firm, Stable, and Compacted
Heavy Duty Rigid (Dumpster pads)	-	-	6	6	Firm, Stable, and Compacted

1. Typical traffic classification in similar developments.
2. All materials should meet VDOT Standard Specifications for Highway and Bridge Construction.
 - Asphalt Surface - SM-12.5A
 - Asphalt Base - BM-25.0A
3. VDOT No. 21A stone compacted to a dry density of at least 100% of the Standard Proctor maximum dry density (ASTM D 698).
4. Subgrade soils compacted to a dry density of at least 100% of the Standard Proctor maximum dry density (ASTM D 698).

Obtaining the CBR design value included in our analysis for the subgrade soils when constructing new pavements is contingent upon successfully preparing and compacting the subgrade soils to a depth of at least 12 inches along with the quality control testing procedures as indicated in this report. In the event that the subgrade soils are not firm, stable, and properly compacted, a CBR value less than that noted above will be achieved which will reduce the lifespan of the pavement section and/or potentially result in pavement failures.

system, longitudinal subdrains, or other suitable outlets and impermeable barriers preventing lateral migration of water such as a cutoff wall installed to a depth below the pavement structure.

Pavement Drainage

Pavements should be sloped to provide rapid drainage of surface water. Water allowed to pond on or adjacent to the pavements could saturate the subgrade and contribute to premature pavement deterioration. In addition, the pavement subgrade should be graded to provide positive drainage within the granular base section. Appropriate sub-drainage or connection to a suitable daylight outlet should be provided to remove water from the granular subbase.

Based on the possibility of shallow and/or perched groundwater, we recommend installing a pavement subdrain system to control groundwater, improve stability, and improve long-term pavement performance.

Pavement Maintenance

The pavement sections represent minimum recommended thicknesses and, as such, periodic upkeep should be anticipated. Preventive maintenance should be planned and provided for through an on-going pavement management program. Maintenance activities are intended to slow the rate of pavement deterioration and to preserve the pavement investment. Pavement care consists of both localized (e.g., crack and joint sealing and patching) and global maintenance (e.g., surface sealing). Additional engineering consultation is recommended to determine the type and extent of a cost-effective program. Even with periodic maintenance, some movements and related cracking may still occur, and repairs may be required.

Pavement performance is affected by its surroundings. In addition to providing preventive maintenance, the civil engineer should consider the following recommendations in the design and layout of pavements:

- Final grade adjacent to paved areas should slope down from the edges at a minimum 2%.
- Subgrade and pavement surfaces should have a minimum 2% slope to promote proper surface drainage.
- Install pavement drainage systems surrounding areas anticipated for frequent wetting.
- Install joint sealant and seal cracks immediately.
- Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils.

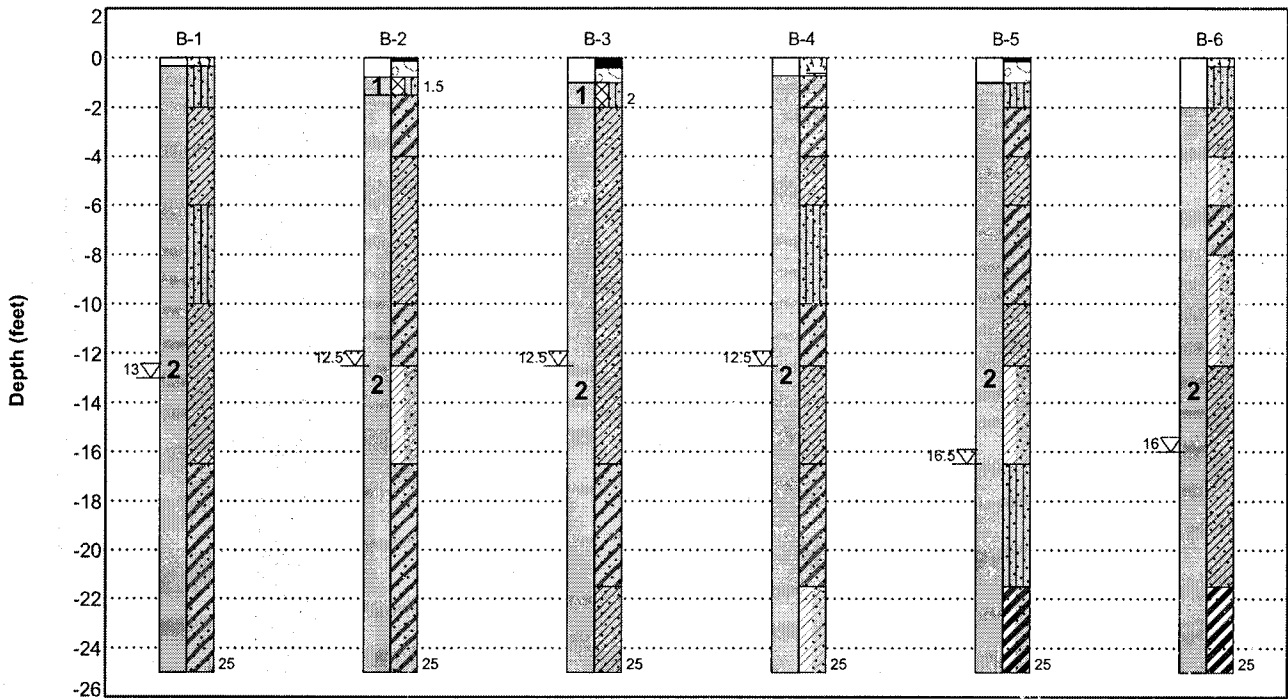
Subsurface Exploration and Geotechnical Engineering Report

Williamsburg Sports and Entertainment Complex - Phase 1 | Williamsburg, VA
July 24, 2023 | Terracon Project No. K4235044



water flow during construction, foundation movement due to undermining or subsidence from excavation, as well as noise or air quality concerns. Evaluation of these items on nearby properties are commonly associated with contractor means and methods and are not addressed in this report. The owner and contractor should consider a preconstruction/precondition survey of surrounding development. If changes in the nature, design, or location of the project are planned, our conclusions and recommendations shall not be considered valid unless we review the changes and either verify or modify our conclusions in writing.

GeoModel



This is not a cross section. This is intended to display the Geotechnical Model only. See individual logs for more detailed conditions.

Model Layer	Layer Name	General Description
1	Fill	Silty SAND (SM) with trace fine Gravel
2	CLAY & Clayey SAND	CLAY (CL, CH) and Clayey SAND (SC)

LEGEND

Topsoil	Clayey Sand	Lean Clay with Sand
Silty Sand	Asphalt	Fat Clay with Sand
Sandy Lean Clay	Aggregate Base Course	Fat Clay

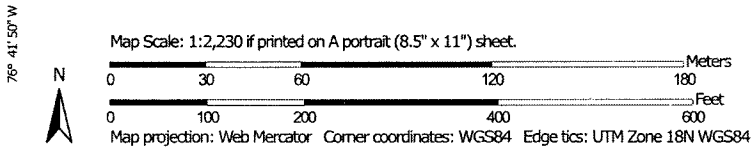
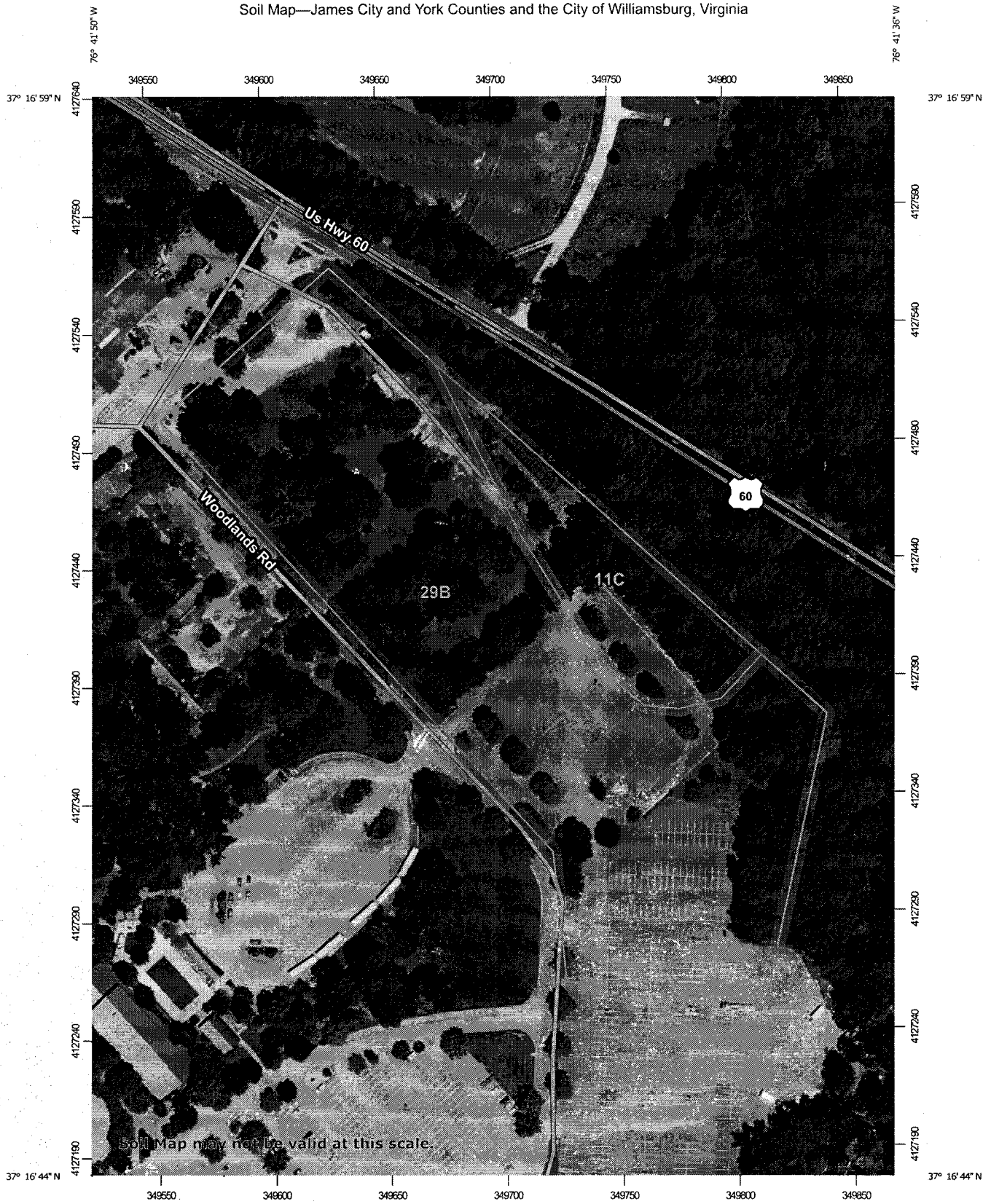
▽ First Water Observation

The groundwater levels shown are representative of the date and time of our exploration. Significant changes are possible over time. Water levels shown are as measured during and/or after drilling. In some cases, boring advancement methods mask the presence/absence of groundwater. See individual logs for details.

NOTES:

Layering shown on this figure has been developed by the geotechnical engineer for purposes of modeling the subsurface conditions as required for the subsequent geotechnical engineering for this project. Numbers adjacent to soil column indicate depth below ground surface.

Soil Map—James City and York Counties and the City of Williamsburg, Virginia



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11C	Craven-Uchee complex, 6 to 10 percent slopes	1.4	15.1%
29B	Slagle fine sandy loam, 2 to 6 percent slopes	8.1	84.9%
Totals for Area of Interest		9.6	100.0%

Exploration and Testing Procedures

Field Exploration

Number of Borings	Approximate Boring Depth (feet)	Location
12	25	Building footprint
1	40	Building footprint
4	10, obtained bulk samples for CBR testing at each location	Pavement areas
2	15, including a temporary 24-hr well installation at one location	Former SWM facility footprint
2	10, in-situ infiltration test only	Underground SWM Facility

Boring Layout and Elevations: Terracon personnel provided the boring layout using handheld GPS equipment (estimated horizontal accuracy of about ± 10 feet) and referencing existing site features. If elevations and a more precise boring layout are desired, we recommend borings be surveyed.

Subsurface Exploration Procedures: The SPT borings were performed with the use of rotary wash "mud" drilling procedures in general accordance with ASTM D 1586. The tests were performed continuously from the existing ground surface to depths of 10 to 12-feet, and at 5-foot intervals thereafter starting at a depth of 13-feet. In the split-barrel sampling procedure, a standard 2-inch outer diameter split-barrel sampling spoon was driven into the ground by a 140-pound automatic hammer falling a distance of 30 inches. The number of blows required to advance the sampling spoon the last 12 inches of a normal 18-inch penetration is recorded as the Standard Penetration Test (SPT) resistance value. The SPT resistance values, also referred to as N-values, are indicated on the boring logs at the test depths. A 3-inch O.D. split-barrel sampling spoon with 2.5-inch I.D. ring lined sampler was used for sampling in the upper 40 feet. Ring-lined, split-barrel sampling procedures are similar to standard split spoon sampling procedure; however, blow counts are typically recorded for 6-inch intervals for a total of 12 inches of penetration.

In lieu of an SPT boring using a drill rig, a hand auger was utilized to complete boring BMP-2. The hand auger was advanced to a depth of 15 feet below the existing ground surface. Sampling was performed continuously from the existing ground surface to boring termination. Representative samples were collected while advancing the hand auger generally at 1-ft intervals.

Site Location and Exploration Plans

Contents:

Site Location Plan
Exploration Plan

Note: All attachments are one page unless noted above.

Exploration Plan

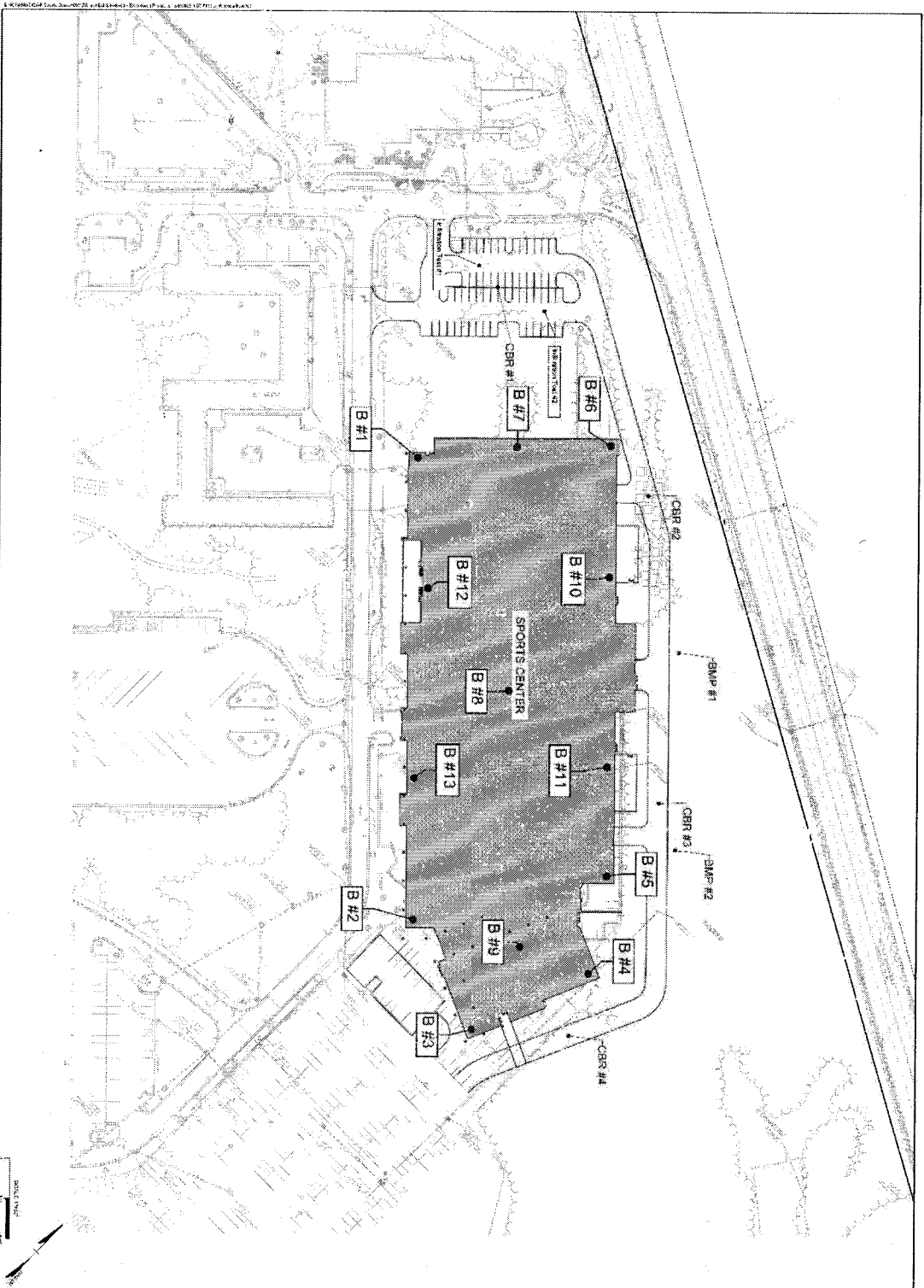


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

TIMMONS GROUP

WILLIAMSBURG SPORTS CENTER
CITY OF WILLIAMSBURG, VIRGINIA
EXHIBIT - CBR AND BMP LOCATIONS

DATE	
PROJECT	
CLIENT	
DESIGNER	
SCALE	
DATE	
PROJECT	
CLIENT	
DESIGNER	
SCALE	

4/16/17
E.M.J.

Boring Log No. B-1

Graphic Log	Location: See Exploration Plan Latitude: 37.2815° Longitude: -76.6963°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
	Depth (Ft.)								
0.3	TOPSOIL , 3-in of Topsoil								
	SILTY SAND (SM) , fine to medium grained, gray, moist, medium dense				16	5-6-5-7 N=11			
2.0	SANDY LEAN CLAY (CL) , brown, moist, stiff to very stiff				24	6-6-7-8 N=13	13.9	37-13-24	65
6.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, light gray, moist, medium dense to dense				18	10-11-11-12 N=22			
					19	12-14-14-16 N=28			
					19	13-14-18-22 N=32			
10.0	SANDY LEAN CLAY (CL) , brown, moist to wet, stiff to very stiff				15	6-8-8-11 N=16			
	Wet below 13-ft		▽		16	4-4-5-6 N=9			
16.5	CLAYEY SAND (SC) , fine to medium grained, orange-brown, wet, loose				13	4-5-4-5 N=9			
25.0	Boring Terminated at 25 Feet				15	2-4-4-4 N=8			

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were not determined.

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 Clark S.

Boring Started
 06-14-2023

Boring Completed
 06-14-2023

Boring Log No. B-3

Graphic Log	Location: See Exploration Plan Latitude: 37.2802° Longitude: -76.6945°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
0.4	ASPHALT , 5-in of Asphalt								
1.0	AGGREGATE BASE COURSE , 7-in of Aggregate Base								
2.0	FILL - SILTY SAND (SM) , with trace Clay, fine to medium grained, brown and gray, moist, medium dense				9	8-6-4 N=10			
2.0	SANDY LEAN CLAY (CL) , brown and orange-brown, moist to wet, medium stiff to very stiff				20	2-3-2-3 N=5	16.1	28-13-15	66
		5				3-4-4-3 N=8			
						7-7-9-10 N=16			
						12-13-13-14 N=26			
		10				11-11-10-12 N=21			
	Wet below 12.5-ft		▽						
						3-3-6-6 N=9			
		15							
16.5	CLAYEY SAND (SC) , fine to medium grained, brown and gray, wet, loose								
						3-4-5-4 N=9			
		20							
21.5	SANDY LEAN CLAY (CL) , brown, wet, soft								
						1-1-2-3 N=3			
		25							
	Boring Terminated at 25 Feet								

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were not determined.

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with Auger Cuttings
 Surface capped with asphalt

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 Clark S.

Boring Started
 06-16-2023

Boring Completed
 06-16-2023

Boring Log No. B-5

Graphic Log	Location: See Exploration Plan Latitude: 37.2809° Longitude: -76.6945°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PJ	Percent Fines
0.2	ASPHALT , 2-in of Asphalt								
1.0	AGGREGATE BASE COURSE , 10-in of Aggregate Base								
2.0	SILTY SAND (SM) , with trace fine Gravel, fine to medium grained, dark gray, moist, medium dense				16	6-10-11-8 N=21			
4.0	CLAYEY SAND (SC) , fine to medium grained, brown and gray, moist, medium dense				19	4-5-6-8 N=11			
6.0	SANDY LEAN CLAY (CL) , brown and dark brown, moist, very stiff	5			17	11-11-12-10 N=23			
10.0	CLAYEY SAND (SC) , fine to medium grained, orange-brown, moist, medium dense				12	11-11-11-12 N=22			
12.5	SANDY LEAN CLAY (CL) , orange-brown, moist, very stiff	10			16	12-13-14-13 N=27			
16.5	LEAN CLAY WITH SAND (CL) , orange-brown and gray, moist, very stiff				19	9-11-13-18 N=24			
21.5	LEAN CLAY WITH SAND (CL) , orange-brown and gray, moist, very stiff				19	14-16-14-14 N=30			
25.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, wet, loose	15	▽						
25.0	FAT CLAY WITH SAND (CH) , gray, wet, soft				17	3-3-6-7 N=9			
25.0	Boring Terminated at 25 Feet	25			24	1-1-1-2 N=2	54.1	58-26-32	80

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were not determined.

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with Auger Cuttings
 Surface capped with asphalt

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 Clark S.

Boring Started
 06-15-2023

Boring Completed
 06-15-2023

Boring Log No. B-7

Graphic Log	Location: See Exploration Plan Latitude: 37.2818° Longitude: -76.6960°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
0.5	TOPSOIL , 6-in of Topsoil								
2.0	SILTY SAND (SM) , with trace fibrous organic material, fine to medium grained, brown, moist, loose				19	3-4-4-5 N=8			
4.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, moist, loose				20	3-3-4-5 N=7			
5.0	SANDY LEAN CLAY (CL) , brown, moist, very stiff				16	5-7-9-10 N=16			
6.0	SANDY FAT CLAY (CH) , brown and gray, moist, very stiff to hard				23	10-12-12-13 N=24	20.6	60-17-43	65
10.0					24	16-17-15-14 N=32			
12.5			▽		24	9-10-11-10 N=21			
15.0	SANDY LEAN CLAY (CL) , brown and gray, wet, soft to medium stiff				17	2-4-4-5 N=8			
20.0					17	3-4-4-5 N=8			
25.0					17	2-1-2-3 N=3			
Boring Terminated at 25 Feet		25							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were not determined.

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 Clark S.

Boring Started
 06-14-2023

Boring Completed
 06-14-2023

Boring Log No. B-8

Graphic Log	Location: See Exploration Plan Latitude: 37.2811° Longitude: -76.6953°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
26.5	SANDY FAT CLAY (CH) , gray, wet, very soft								
30		24	X		24	0-0-1-1 N=1	61.8	59-22-37	52
31.5	CLAYEY SAND (SC) , fine to medium grained, light brown, wet, very loose								
35		13	X		13	1-1-1-1 N=2	63.5	48-20-28	49
36.5	SILTY SAND (SM) , contains marine shell fragments, fine to medium grained, light gray, wet, loose								
40	Boring Terminated at 40 Feet	24	X		24	3-3-3-4 N=6			

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were not determined.

Water Level Observations
 ∇ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with Auger Cuttings
 Surface capped with asphalt

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 Clark S.

Boring Started
 06-15-2023

Boring Completed
 06-15-2023

Boring Log No. B-10

Graphic Log	Location: See Exploration Plan Latitude: 37.2817° Longitude: -76.6953°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
	Depth (Ft.)								
0.5	TOPSOIL , 6-in of Topsoil								
	SANDY LEAN CLAY (CL) , brown, moist, stiff				21	8-5-4-4 N=9			
4.0					19	4-5-5-4 N=10	16.7	40-13-27	61
	SANDY LEAN CLAY (CL) , light gray and brown, moist, stiff to very stiff				24	4-4-5-6 N=9			
					24	10-11-11-12 N=22			
					24	9-10-10-11 N=20			
10.0					24	8-8-9-9 N=17			
	LEAN CLAY WITH SAND (CL) , brown and gray, moist, very stiff								
12.5					24	3-4-5-6 N=9			
	CLAYEY SAND (SC) , fine to medium grained, orange-brown and gray, moist, loose								
16.5			▽		17	2-1-3-2 N=4	32.7	46-22-24	67
	SANDY LEAN CLAY (CL) , brown, wet, soft								
21.5					24	2-2-3-3 N=5			
	LEAN CLAY WITH SAND (CL) , brown, wet, medium stiff								
25.0	Boring Terminated at 25 Feet								

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were not determined.

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV
Hammer Type
 Automatic
Driller
 Clark S.

Boring Started
 06-15-2023
Boring Completed
 06-15-2023

Boring Log No. B-12

Graphic Log	Location: See Exploration Plan Latitude: 37.2812° Longitude: -76.6959°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
	Depth (Ft.)								
0.5	TOPSOIL , 6-in of Topsoil								
2.0	FILL - SILTY SAND (SM) , with trace fine Gravel, fine to medium grained, gray, moist, medium dense				17	5-9-10-10 N=19			
4.0	SILTY SAND (SM) , fine to medium grained, brown, moist, medium dense				20	9-10-10-11 N=20			
6.0	LEAN CLAY WITH SAND (CL) , brown and gray, moist, very stiff				23	7-8-11-13 N=19			
8.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, moist, dense				23	15-17-18-19 N=35			
10.0	SANDY LEAN CLAY (CL) , brown and gray, moist, very stiff				24	16-14-15-16 N=29			
12.5	SILTY SAND (SM) , with trace Clay, fine to medium grained, orange-brown, moist, medium dense				21	14-14-14-13 N=28			
16.5	LEAN CLAY WITH SAND (CL) , brown and gray, moist, very stiff				24	11-14-12-10 N=26			
21.5	SANDY LEAN CLAY (CL) , brown, wet, stiff		▽		19	5-4-5-7 N=9			
25.0	CLAYEY SAND (SC) , fine to medium grained, brown, wet, loose				16	4-3-2-2 N=5			
Boring Terminated at 25 Feet		25							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were not determined.

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 Clark S.

Boring Started
 06-16-2023

Boring Completed
 06-16-2023

Boring Log No. CBR-1

Graphic Log	Location: See Exploration Plan Latitude: 37.2821° Longitude: -76.6965°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
0.5	TOPSOIL , 6-in of Topsoil								
2.0	FILL - SANDY LEAN CLAY (CL) , with trace fine Gravel, brown, moist, stiff				13	6-5-4-3 N=9	15.4	24-14-10	62
4.0	SANDY LEAN CLAY (CL) , brown, moist, stiff				23	3-5-7-9 N=12			
6.0	LEAN CLAY WITH SAND (CL) , orange-brown and gray, moist, very stiff	5			17	9-10-11-13 N=21			
8.0	CLAYEY SAND (SC) , fine to medium grained, orange-brown and gray, moist, medium dense				24	12-11-12-13 N=23			
10.0	CLAYEY SAND (SC) , fine to medium grained, brown, moist, medium dense				24	12-12-12-11 N=24			
Boring Terminated at 10 Feet		10							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
 Groundwater not encountered

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 Clark S.

Notes
 Elevation Reference: Elevations were not determined.

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Boring Started
 06-14-2023

Boring Completed
 06-14-2023

Boring Log No. CBR-3

Graphic Log	Location: See Exploration Plan Latitude: 37.2812° Longitude: -76.6945°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
0.5	TOPSOIL , 6-in of Topsoil								
2.0	SANDY SILT (ML) , brown, moist, medium stiff				18	2-3-5-8 N=8	6.8	NP	55
6.0	SANDY LEAN CLAY (CL) , brown and gray, moist, very stiff to hard				19	8-9-9-10 N=18			
6.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, moist, medium dense to dense				15	9-15-16-17 N=31			
10.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, moist, medium dense to dense				14	12-12-12-12 N=24			
10.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, moist, medium dense to dense				16	15-17-16-17 N=33			
	Boring Terminated at 10 Feet	10							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
 Groundwater not encountered

Drill Rig
 CME-55 track ATV
Hammer Type
 Automatic

Notes
 Elevation Reference: Elevations were not determined.

Advancement Method
 "mud" rotary

Driller
 Clark S.

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Boring Started
 06-15-2023
Boring Completed
 06-15-2023

Boring Log No. BMP-1

Graphic Log	Location: See Exploration Plan Latitude: 37.2816° Longitude: -76.6949°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
0.5	TOPSOIL , 6-in of Topsoil								
2.0	SILTY SAND (SM) , with trace fibrous organic material, fine to medium grained, brown, moist, loose				20	3-3-5-5 N=8			
4.0	SILTY SAND (SM) , fine to medium grained, brown, moist, medium dense				18	6-8-9-9 N=17			
6.0	SANDY FAT CLAY (CH) , brown, moist, very stiff	5			15	6-9-11-12 N=20	13.7	52-20-32	67
8.0	CLAYEY SAND (SC) , fine to medium grained, gray, moist, medium dense				18	10-12-10-12 N=22			
10.0	SANDY LEAN CLAY (CL) , brown, moist, very stiff to hard				20	12-12-13-13 N=25			
11.0					15	11-12-13-16 N=25			
13.0					16	17-18-17-16 N=35			
15.0	Boring Terminated at 15 Feet	15							

<p>See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).</p> <p>See Supporting Information for explanation of symbols and abbreviations.</p> <p>Notes Elevation Reference: Elevations were not determined.</p>	<p>Water Level Observations Groundwater not encountered.</p> <p>Advancement Method "mud" rotary</p> <p>Abandonment Method Boring backfilled with auger cuttings upon completion.</p>	<p>Drill Rig CME-55 track ATV</p> <p>Hammer Type Automatic</p> <p>Driller Clark S.</p> <p>Boring Started 06-15-2023</p> <p>Boring Completed 06-15-2023</p>
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SUMMARY OF LABORATORY RESULTS

BORING ID	Depth (Ft.)	Soil Classification USCS	Liquid Limit	Plastic Limit	Plasticity Index	% Fines	Water Content (%)
B-1	2-4	SANDY LEAN CLAY (CL)	37	13	24	65.4	13.9
B-3	2-4	SANDY LEAN CLAY (CL)	28	13	15	65.7	16.1
B-5	23-25	FAT CLAY with SAND (CH)	58	26	32	79.8	54.1
B-6	2-4	SANDY LEAN CLAY (CL)	30	11	19	64.7	14.3
B-6	18-20	SANDY LEAN CLAY (CL)	40	22	18	64.9	32.7
B-6	23-25	FAT CLAY (CH)	61	27	34	89.8	49.0
B-7	6-8	SANDY FAT CLAY (GH)	60	17	43	65.2	20.6
B-8	2-4	SANDY LEAN CLAY (CL)	27	14	13	64.3	14.5
B-8	23-25	SANDY LEAN CLAY (CL)	48	22	26	53.0	30.1
B-8	28-30	SANDY FAT CLAY (GH)	59	22	37	52.0	61.8
B-8	33-35	CLAYEY SAND (SC)	48	20	28	48.6	63.5
B-9	4-6	SANDY LEAN CLAY (CL)	47	16	31	60.2	16.7
B-10	2-4	SANDY LEAN CLAY (CL)	40	13	27	61.2	16.7
B-10	18-20	SANDY LEAN CLAY (CL)	46	22	24	66.6	32.7
B-13	4-6	SANDY FAT CLAY (GH)	51	22	29	66.4	14.6
CBR-1	0-2	SANDY LEAN CLAY (CL)	24	14	10	62.1	15.4
CBR-2	0-2	SANDY LEAN CLAY (CL)	30	15	15	57.2	19.4
CBR-3	0-2	SANDY SILT (ML)	NP	NP	NP	54.8	6.8
CBR-4	0-2	SANDY LEAN CLAY (CL)	25	15	10	66.4	7.3
BMP-1	4-6	SANDY FAT CLAY (GH)	52	20	32	66.5	13.7
BMP-2	5-6	SANDY LEAN CLAY (CL)	49	23	26	61.3	24.3
BMP-2	9-10						23.5
BMP-2	12-13						20.5
BMP-2	14-15	FAT CLAY with SAND (CH)	54	29	25	74.5	36.0
INF-1	10	SANDY LEAN CLAY (CL)	48	22	26	60.3	21.4
INF-2	10	SANDY FAT CLAY (GH)	52	20	32	60.5	18.8

PROJECT: Williamsburg Sports and Entertainment Complex

SITE: 102 Visitor Center Drive
Williamsburg, VA



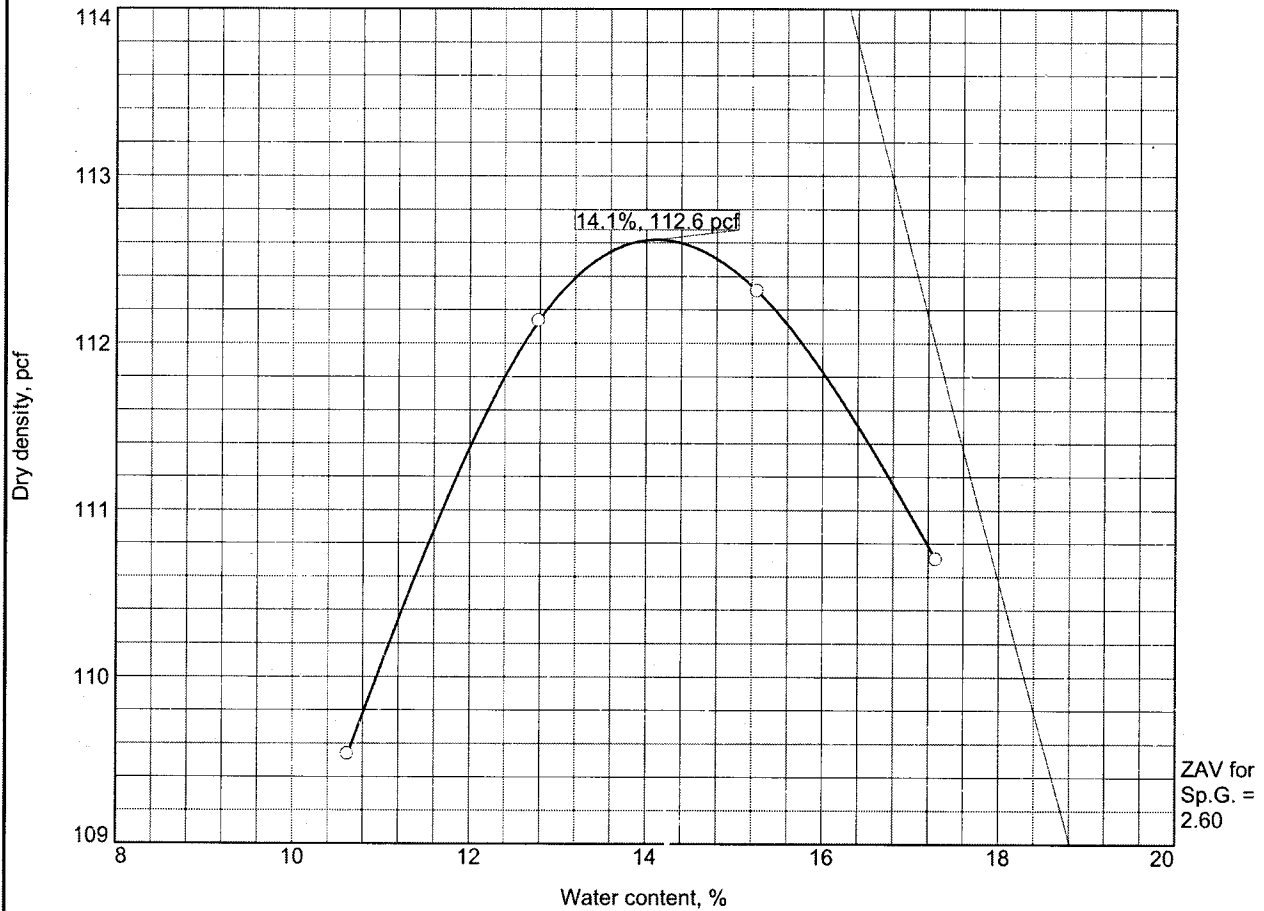
701 Alexander Lee Pkwy
Williamsburg, VA

PH. 757-564-6452 FAX 757-564-6453

PROJECT NUMBER: K4235044

CLIENT: MEB General Contractors, Inc.

MOISTURE DENSITY TEST REPORT (PROCTOR CURVE)



Test specification: ASTM D 698-12 Method A Standard

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
0.5-2 Ft.	CL	A-4(3)	15	Estimated 2.6	24	10	5.2	62.1


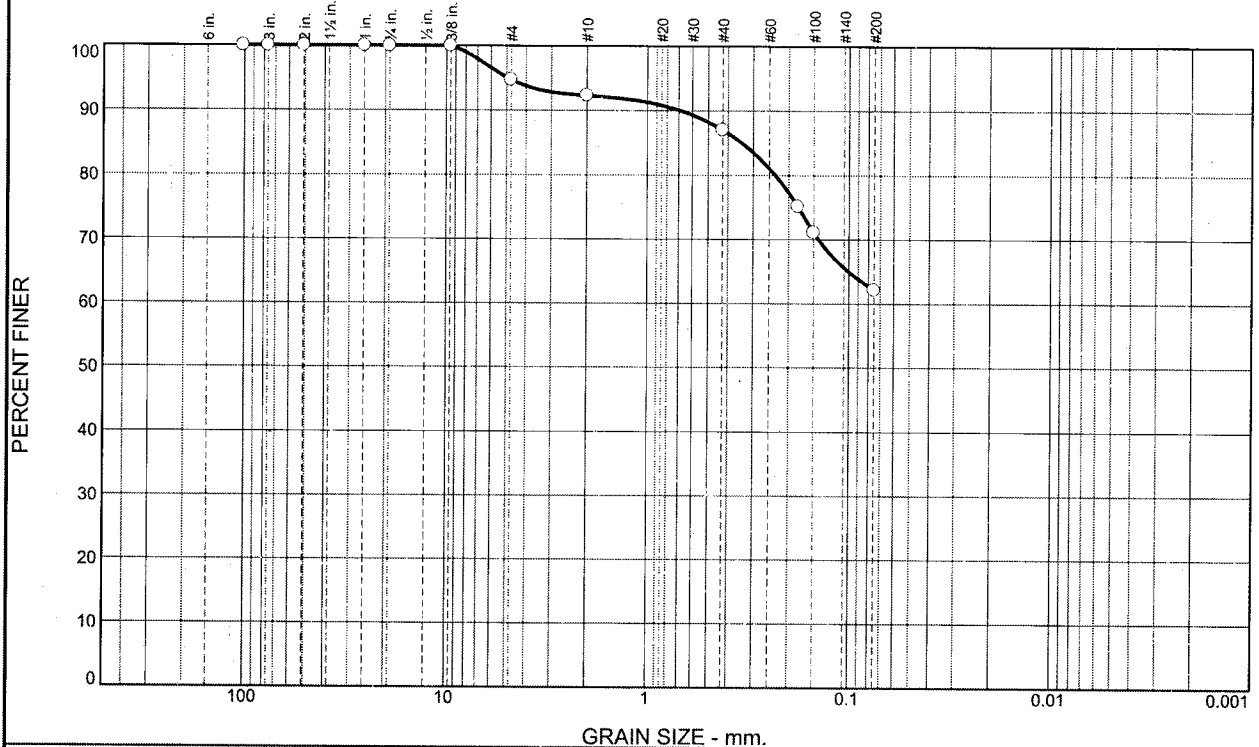
TEST RESULTS	MATERIAL DESCRIPTION
Maximum dry density = 112.6 pcf Optimum moisture = 14.1 %	Brown, Sandy lean CLAY (CL) with trace fine Gravel
Project No. K4235044 Client: MEB General Contractors, Inc. Project: Williamsburg Sports & Entertainment Complex - Phase I Location: See Attached Boring Location Plan Sample Number: CBR #1	Remarks: CBR #1 Sample Obtained: 6/16/2023 Sample Tested: 6/16/2023
	

Figure 1

Tested By: A. Kotyk

Checked By: J. Wheeler

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	5.2	2.5	5.3	24.9	62.1	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
4"	100.0		
3"	100.0		
2"	100.0		
1"	100.0		
0.75"	100.0		
0.375"	100.0		
#4	94.8		
#10	92.3		
#40	87.0		
#80	75.1		
#100	71.1		
#200	62.1		

Soil Description

Brown, Sandy lean CLAY (CL) with trace fine Gravel

Atterberg Limits

PL= 14 LL= 24 PI= 10

Coefficients

D₉₀= 0.6874 D₈₅= 0.3402 D₆₀=
D₅₀= D₃₀= D₁₅=
D₁₀= C_u= C_c=

Classification

USCS= CL AASHTO= A-4(3)

Remarks

CBR #1
Sample Obtained: 6/16/2023
Sample Tested: 6/16/2023

* (no specification provided)

Location: See Attached Boring Location Plan
Sample Number: CBR #1 Depth: 0.5-2 Ft.

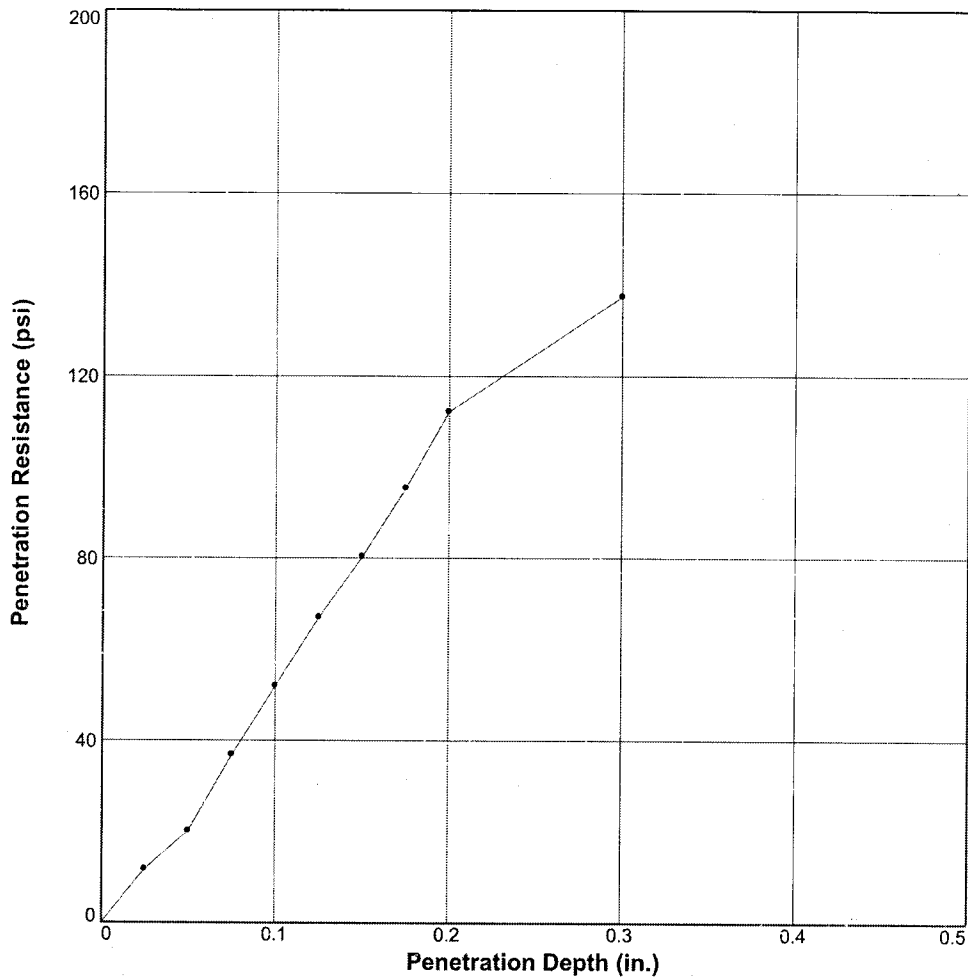
Date: 6/16/2023

<h1 style="margin: 0;">Terracon</h1>	Client: MEB General Contractors, Inc.
	Project: Williamsburg Sports & Entertainment Complex - Phase I
	Project No: K4235044
Figure 1b	

Tested By: A. Kotyk

Checked By: J. Wheeler

BEARING RATIO TEST REPORT ASTM D1883-16



	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	105.6	100	17.0	105.5	99.9	22.8	7.0	8.0	0.031	10	0.1
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
	Dark brown, Sandy lean CLAY (CL) with trace fine Gravel	CL	105.6	17.5	30

Project No: K4235044
Project: Williamsburg Sports & Entertainment Complex - Phase 1
Location: See Attached Boring Location Plan
Sample Number: CBR #2 **Depth:** 0.7-2 Ft.
Date: 6/16/2023

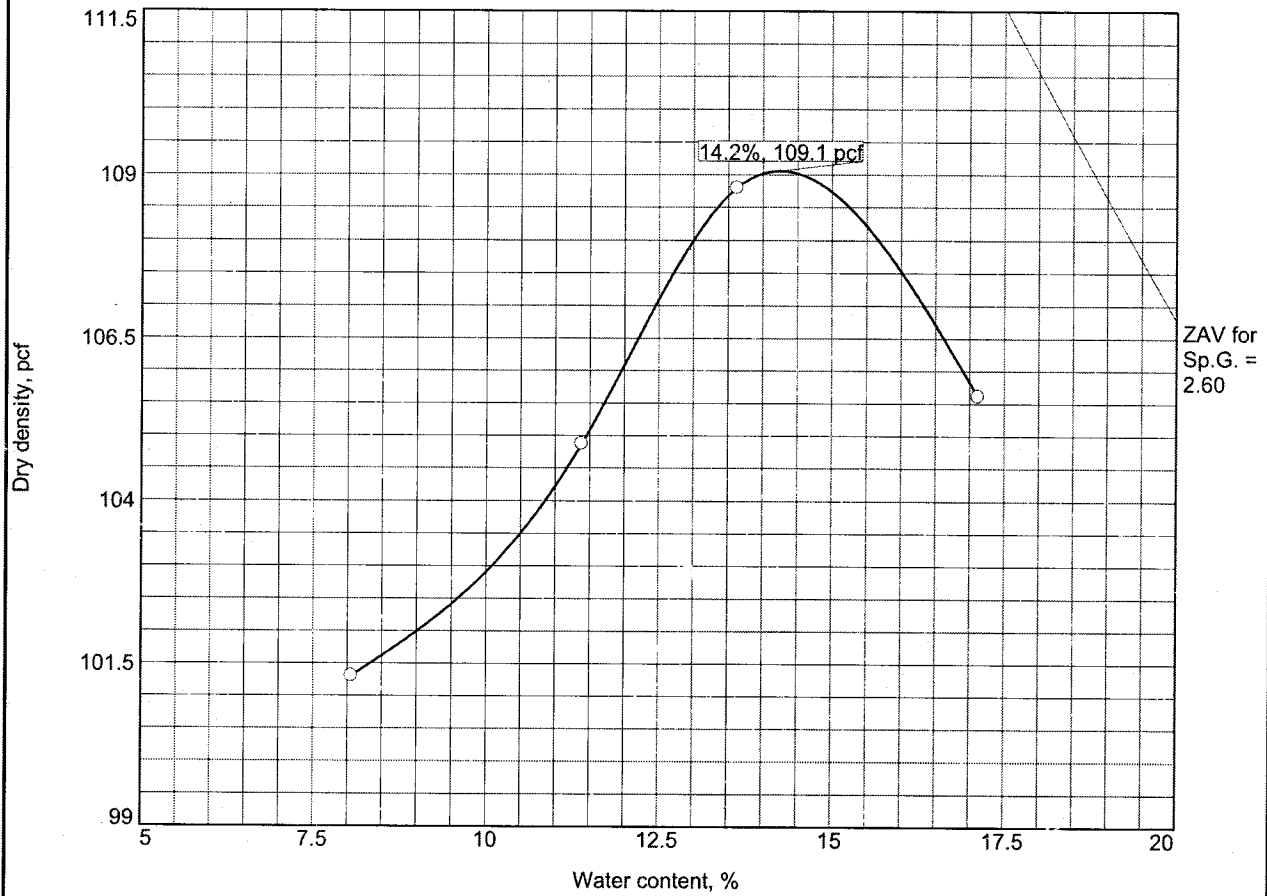
Test Description/Remarks:

CBR #2
 Sample Obtained: 6/16/2023
 Sample Tested: 6/16/2023
 Resiliency Factor = 2.5



Figure 2a

MOISTURE DENSITY TEST REPORT (PROCTOR CURVE)



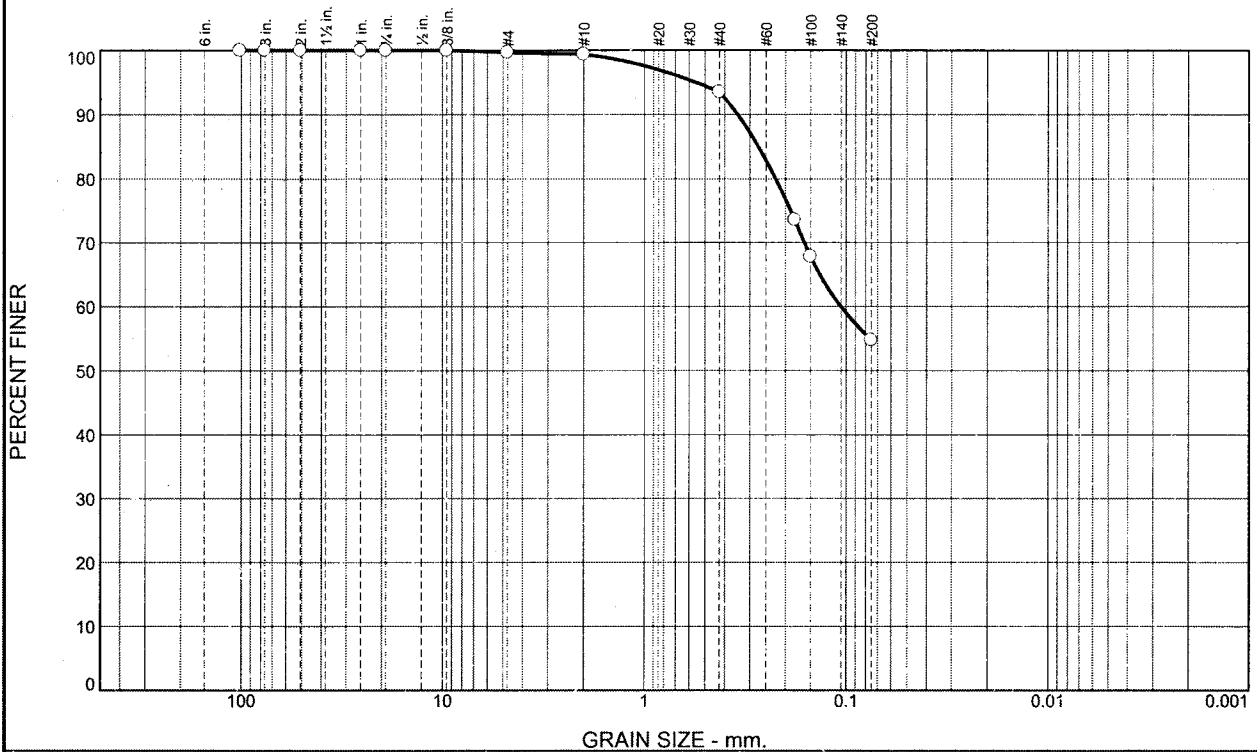
Test specification: ASTM D 698-12 Method A Standard

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
0.5-2 Ft.	ML	A-4(0)	7	Estimated 2.6	NV	NP	0.3	54.8

TEST RESULTS	MATERIAL DESCRIPTION
Maximum dry density = 109.1 pcf Optimum moisture = 14.2 %	Brown, Sandy SILT (ML)
Project No. K4235044 Client: MEB General Contractors, Inc. Project: Williamsburg Sports & Entertainment Complex - Phase I Location: See Attached Boring Location Plan Sample Number: CBR #3	Remarks: CBR #3 Sample Obtained: 6/16/2023 Sample Tested: 6/16/2023
Figure 3	

Tested By: A. Kotyk _____ Checked By: J. Wheeler _____

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.3	0.3	5.9	38.7	54.8	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
4"	100.0		
3"	100.0		
2"	100.0		
1"	100.0		
0.75"	100.0		
0.375"	100.0		
#4	99.7		
#10	99.4		
#40	93.5		
#80	73.5		
#100	67.3		
#200	54.8		

Soil Description
Brown, Sandy SILT (ML)

Atterberg Limits
 PL= NP LL= NV PI= NP

Coefficients
 D₉₀= 0.3444 D₈₅= 0.2723 D₆₀= 0.1064
 D₅₀= D₃₀= D₁₅=
 D₁₀= C_u= C_c=

Classification
 USCS= ML AASHTO= A-4(0)

Remarks
 CBR #3
 Sample Obtained: 6/16/2023
 Sample Tested: 6/16/2023

* (no specification provided)

Location: See Attached Boring Location Plan Date: 6/16/2023
 Sample Number: CBR #3 Depth: 0.5-2 Ft.

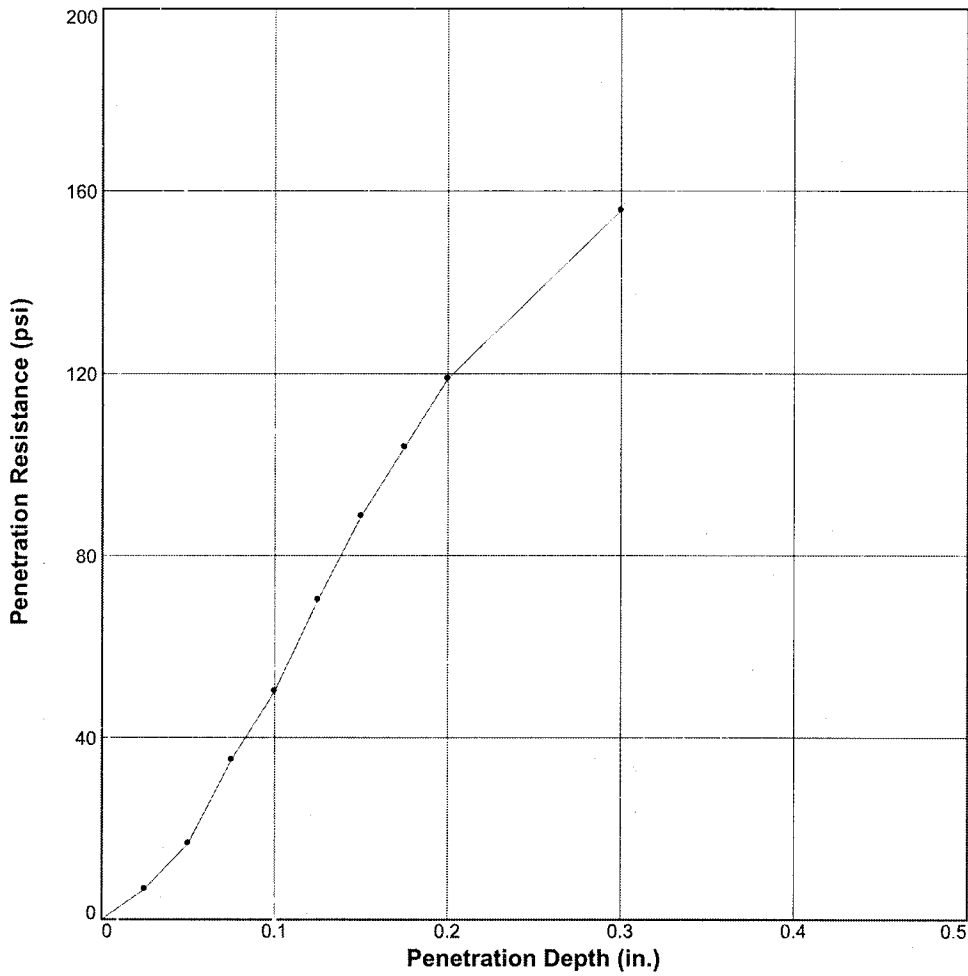


Client: MEB General Contractors, Inc.
 Project: Williamsburg Sports & Entertainment Complex - Phase 1
 Project No: K4235044 Figure 3b

Tested By: A. Kotyk

Checked By: J. Wheeler

BEARING RATIO TEST REPORT ASTM D1883-16



	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	106.9	100	14.6	106.8	99.9	18.8	7.7	8.8	0.034	10	0.1
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
Light brown, Sandy lean CLAY (CL) with trace fibrous organic material	CL	106.9	15.1	25	10

Project No: K4235044
Project: Williamsburg Sports & Entertainment Complex - Phase 1
Location: See Attached Boring Location Plan
Sample Number: CBR #4 **Depth:** 0.5-2 Ft.
Date: 6/19/2023

Test Description/Remarks:

 CBR #4
 Sample Obtained: 6/19/2023
 Sample Tested: 6/20/2023
 Resiliency Factor = 2.0



Figure 4a

INFILTRATION TESTING

Constant-Head Borehole Permeameter Infiltration testing was performed at boring locations and depths as directed by the client. The individual test location boreholes were prepared utilizing a planar auger to remove soil cuttings from the base. Permeability testing was then conducted utilizing an Johnson Permeameter™. Based on the field testing and corroborated with laboratory testing results, the hydraulic conductivity of the soils is presented in the Table below. Comprehensive hydraulic conductivity worksheets are provided in the **Supporting Information** section of this report.

Infiltration Test Results

Boring ID	Test Depth Below Grade (ft)	Ksat Value (in/hr)	Ksat Value (cm/sec)	Ksat Class	USCS Classification
INF-1	10	0.005	3.75×10^{-6}	Low	CL
INF-2	10	0.005	3.67×10^{-6}	Low	CH

The infiltration test results provided in this report are the result of permeability testing at the locations and depths indicated and do not include a safety factor. Varying site conditions, including soil composition, soil density, stratum depth, and stratum thickness should be expected throughout the site. As such, the permeability test results should not be assumed for all locations and depths across the project site.

Constant-Head Borehole Permeameter Test


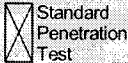




Analytical Method: Glover Solution



Project Name.....: Sports Complex - Phase 1		Project No.....: KA235044		Terminology and Solution (R. E. Glover Solution)*	
Boring No.....: INF-2		Proj. Location...: Williamsburg, VA		Ksat _g : (Coefficient of Permeability) @ Base Temp. T _g (°C) 20	
Investigators.....: C. Hayes		Date.....: 7/13/2023		Q: Rate of flow of water from the borehole	
Boring Depth.....: 10 ft (m, cm, ft, in)	WCU Base Ht. h:	15.0 cm			
Boring Diameter...: 9.5 cm	WCU Susp. Ht. S:	4.1 cm			
Boring Radius R...: 4.75 cm	Const. Wfr. Ht. H:	19.1 cm			
Soil/Water Temp. T: 19 °C	H/r**	4.0			
Dyn. Visc. @ T °C: 0.001028 kg/m·s	Dyn. Visc. @ T _g °C: 0.001003 kg/m·s	Ksat _g = QV[sinh ⁻¹ (H/r) - (r ² /H ² +1) ⁵ + r/H]/(2πrH ²) [Basic Glover Solu.]			
VOLUME (ml)		TIME (h:m:ss A/P)		Interval Elapsed Time (hr:min:sec)	
120	Volume Out (ml)	1:48:40 PM	(min)	Flow Rate Q (ml/min)	Ksat _g Equivalent Values (in/hr) (ft/day)
119	1	1:51:25 PM	2.75	0.36	0.000 3.57E-06 0.309 0.005 0.010
118	1	1:54:03 PM	2.63	0.38	0.000 3.73E-06 0.322 0.005 0.011
117	1	1:56:40 PM	2.62	0.38	0.000 3.75E-06 0.324 0.005 0.011
116	1	1:59:21 PM	2.68	0.37	0.000 3.66E-06 0.316 0.005 0.010
115	1	2:01:58 PM	2.62	0.38	0.000 3.75E-06 0.324 0.005 0.011
114	1	2:04:38 PM	2.67	0.38	0.000 3.68E-06 0.318 0.005 0.010
113	1	2:07:18 PM	2.67	0.38	0.000 3.68E-06 0.318 0.005 0.010
112	1	2:10:01 PM	2.72	0.37	0.000 3.62E-06 0.312 0.005 0.010
111	1	2:12:41 PM	2.67	0.38	0.000 3.68E-06 0.318 0.005 0.010
110	1	2:15:25 PM	2.73	0.37	0.000 3.59E-06 0.310 0.005 0.010
Natural Moisture.....: 18.8	Consistency.....: N/A	Field-Estimated Ksat: 0.000		3.67E-06 0.317 0.005 0.010	
USDA Txt./USCS Class: CH	Water Table Depth...: N/A	Notes: Estimated field Ksat is determined by averaging and/or rounding of test results for the final three or four stabilized values and analyzing the graph.			
Struct./% Pass #200: 60.5	Int. Saturation Time: 1 hr 45 min				

*Glover, R. E. 1953. Flow from a test-hole located above groundwater level. pp. 69-71. in: Theory and Problems of Water Percolation. (C. N. Zangier, ed.), USBR. The condition for this solution exists when the distance from the bottom of the borehole to the water table or an impervious layer is at least twice the depth of the water in the well. **H/r > 5 to > 10 Johnson Permeameter, LLC Revised 11/29/13

General Notes

Sampling	Water Level	Field Tests
 Auger Cuttings  Standard Penetration Test	 Water Initially Encountered  Water Level After a Specified Period of Time  Water Level After a Specified Period of Time  Cave In Encountered	N Standard Penetration Test Resistance (Blows/Ft.) (HP) Hand Penetrometer (T) Torvane (DCP) Dynamic Cone Penetrometer UC Unconfined Compressive Strength (PID) Photo-Ionization Detector (OVA) Organic Vapor Analyzer
Water levels indicated on the soil boring logs are the levels measured in the borehole at the times indicated. Groundwater level variations will occur over time. In low permeability soils, accurate determination of groundwater levels is not possible with short term water level observations.		

Descriptive Soil Classification

Soil classification as noted on the soil boring logs is based Unified Soil Classification System. Where sufficient laboratory data exist to classify the soils consistent with ASTM D2487 "Classification of Soils for Engineering Purposes" this procedure is used. ASTM D2488 "Description and Identification of Soils (Visual-Manual Procedure)" is also used to classify the soils, particularly where insufficient laboratory data exist to classify the soils in accordance with ASTM D2487. In addition to USCS classification, coarse grained soils are classified on the basis of their in-place relative density, and fine-grained soils are classified on the basis of their consistency. See "Strength Terms" table below for details. The ASTM standards noted above are for reference to methodology in general. In some cases, variations to methods are applied as a result of local practice or professional judgment.

Location And Elevation Notes

Exploration point locations as shown on the Exploration Plan and as noted on the soil boring logs in the form of Latitude and Longitude are approximate. See Exploration and Testing Procedures in the report for the methods used to locate the exploration points for this project. Surface elevation data annotated with +/- indicates that no actual topographical survey was conducted to confirm the surface elevation. Instead, the surface elevation was approximately determined from topographic maps of the area.

Strength Terms

Relative Density of Coarse-Grained Soils (More than 50% retained on No. 200 sieve.) Density determined by Standard Penetration Resistance		Consistency of Fine-Grained Soils (50% or more passing the No. 200 sieve.) Consistency determined by laboratory shear strength testing, field visual-manual procedures or standard penetration resistance		
Relative Density	Standard Penetration or N-Value (Blows/Ft.)	Consistency	Unconfined Compressive Strength Qu (tsf)	Standard Penetration or N-Value (Blows/Ft.)
Very Loose	0 - 3	Very Soft	less than 0.25	0 - 1
Loose	4 - 9	Soft	0.25 to 0.50	2 - 4
Medium Dense	10 - 29	Medium Stiff	0.50 to 1.00	4 - 8
Dense	30 - 50	Stiff	1.00 to 2.00	8 - 15
Very Dense	> 50	Very Stiff	2.00 to 4.00	15 - 30
		Hard	> 4.00	> 30

Relevance of Exploration and Laboratory Test Results

Exploration/field results and/or laboratory test data contained within this document are intended for application to the project as described in this document. Use of such exploration/field results and/or laboratory test data should not be used independently of this document.

Appendix B: Erosion & Sediment Control Calculations

Appendix C: Stormwater Calculations

ENERGY BALANCE EQUATION for : POA-2

Pre-Dev Drainage Area (LOD) = 4.8 acres

Post-Dev Drainage Area (LOD) = 6.65 acres

POA-2

Calculate $RV_{Pre-Developed}$ and $RV_{Post-Developed}$

	1-Year (in)	CN	S	RV	DA	RV (ac-inches)
Pre-Developed	2.94	82	2.20	1.33	4.80	6.39
Post-Developed	2.94	92	0.87	2.10	6.65	13.99

Total Q_{1yr} Pre-Developed (LOD) = 10.05 cfs

I.F. (Improvement Factor) = 0.8

Determine Energy Balance Target

Using: $Q_{1-yr-Developed} \leq I.F. * (Q_{1-yr-Pre-developed} + RV_{1-yr-Pre-Developed}) / RV_{1-yr-Developed}$

$$0.80 * (10.05 * 6.39) / 13.99 = 3.67 \text{ cfs}$$

Determine $Q_{1yr Post-Developed}$ Overall Reduction Required for POA-2

Using: $Q_{1-yr-Post-Developed}$ Overall Reduction Required = (Total Q_{1yr} Pre-Developed (LOD)) - (Energy Balance Target)

$$10.05 - 3.67 = 6.38 \text{ cfs}$$

Check Site Compliance

Total Q_{1yr} Pre-Developed (Overall) = 11.19 cfs * From Pre-Overall SSA model.

Total Q_{1yr} Post-Developed (Overall) = 4.81 cfs * From Post-Overall SSA model.

Q_{1-yr} Reduction Obtained = 6.38 cfs

$Q_{1-yr-Post}$ Reduction Observed: 6.38 cfs => 6.38 cfs Satisfied

FLOOD PROTECTION SUMMARY

POA-1



Project Name: Sports and Events Center
 Timmons Group Project No. 48463
 Date: 10/16/2023
 Calculated By: Henry Sells

Pre-Development		
Data Input		Descriptions
2-Year $Q_{Pre-Developed}$	33.470 CFS	Pre-development peak flow for 2-year, 24-hour design storm ^[1]
10-Year $Q_{Pre-Developed}$	42.070 CFS	Pre-development peak flow for 10-year, 24-hour design storm ^[1]

Post-Development		
Data Input		Descriptions
2-Year $Q_{Post-Developed}$	29.910 CFS	Post-development peak flow for 2-year, 24-hour design storm ^[1]
10-Year $Q_{Post-Developed}$	46.980 CFS	Post-development peak flow for 10-year, 24-hour design storm ^[1]

2-YEAR FLOOD PROTECTION CHECK

$$Q_{Post-Developed} \leq Q_{Pre-Developed}$$

$Q_{Post-Developed}$		$Q_{Pre-Developed}$
29.910 cfs	≤	33.470 cfs

Check
OK

10-YEAR FLOOD PROTECTION CHECK

$$Q_{Post-Developed} \leq Q_{Pre-Developed}$$

$Q_{Post-Developed}$		$Q_{Pre-Developed}$
46.980 cfs	≤	42.070 cfs

Check
INCREASE

See explanation below

While the peak flow does increase for this POA the update represents a net benefit to the system. The total drainage volume directed toward POA-1 for the 10 year storm is decreased by +/-28830.84CF due to the reduced area directed to POA-1. all peak HGL's within the existing system are also reduced. As the volume is reduced and the peak flow is very similar overall with large benefits to the system as a whole we request the 10 year reduction requirement be waived. The HGL reduction causes multiple upstream nodes that exhibit flooding in the existing to not flood during post

[1] Peak flows obtained from Autodesk Storm and Sanitary Analysis 2023

FLOOD PROTECTION SUMMARY

POA-3

Calculated By: Henry Sells



Project Name: Sports and Events Center

Timmons Group Project No. 48463

Date: 10/16/2023

Calculated By: Henry Sells

Pre-Development		
Contributing Drainage Area(s): EX-3		
Data Input		Descriptions
2-Year $Q_{Pre-Developed}$	2.210 CFS	Pre-development peak flow for 2-year, 24-hour design storm ^[1]
10-Year $Q_{Pre-Developed}$	3.450 CFS	Pre-development peak flow for 10-year, 24-hour design storm ^[1]

Post-Development		
Contributing Drainage Area(s): POA-3		
Data Input		Descriptions
2-Year $Q_{Post-Developed}$	2.090 CFS	Post-development peak flow for 2-year, 24-hour design storm ^[1]
10-Year $Q_{Post-Developed}$	3.350 CFS	Post-development peak flow for 10-year, 24-hour design storm ^[1]

2-YEAR FLOOD PROTECTION CHECK

$$Q_{Post-Developed} \leq Q_{Pre-Developed}$$

$Q_{Post-Developed}$		$Q_{Pre-Developed}$
2.090 cfs	≤	2.210 cfs

Check
OK

10-YEAR FLOOD PROTECTION CHECK

$$Q_{Post-Developed} \leq Q_{Pre-Developed}$$

$Q_{Post-Developed}$		$Q_{Pre-Developed}$
3.350 cfs	≤	3.450 cfs

Check
OK

[1] Peak flows obtained from Autodesk Storm and Sanitary Analysis 2023

AREA AND CURVE NUMBER COMPUTATIONS FOR ENERGY BALANCE and VRRM CALCULATIONS POST-DEVELOPMENT



Project Name: Sports and Events Center
 Timmons Group Project No. 48463
 Date: 10/02/2023
 Calculated By: Henry Sells

Point of Analysis	Area (SF)	Area (AC)	Forest/Open Space				Turf & Mulch Cover				Impervious Cover				Weighted CN
			HSG	SF	Acres	CN ^[1]	HSG	SF	Acres	CN ^[1]	HSG	SF	Acres	CN ^[1]	
DA-A DRAINAGE AREA TO POA-1 WITHIN LOD	154,677	3.55	A			30	A			39	A			98	93
			B			55	B	27,885	0.64	61	B	122,666	2.81	98	
			C			70	C	2,055	0.05	74	C	2,071	0.05	98	
			D			77	D			80	D			98	
DA-B DRAINAGE AREA TO POA-2 BYPASSING BMP	43,265	0.99	A			30	A			39	A			98	75
			B			55	B	997	0.02	61	B			98	
			C			70	C	31,364	0.72	74	C			98	
			D			77	D	10,904	0.25	80	D			98	
DA-C DRAINAGE AREA TO POA-2 THROUGH BMP TREATMENT	246,239	5.65	A			30	A			39	A			98	95
			B			55	B	29,189	0.67	61	B	178,072	4.09	98	
			C			70	C	7,868	0.18	74	C	31,110	0.71	98	
			D			77	D			80	D			98	
POA-2 TOTAL DRAINAGE AREA TO POA-2 WITHIN LOD (DAB + DA-C)	289,504	6.65	A			30	A			39	A			98	92
			B			55	B	997	0.02	61	B	178,072	4.09	98	
			C			70	C	60,553	1.39	74	C	31,110	0.71	98	
			D			77	D	18,773	0.43	80	D			98	
DA-D DRAINAGE AREA TO POA-3 WITHIN LOD	21,081	0.48	A			30	A			39	A			98	94
			B			55	B			61	B	2,152	0.05	98	
			C			70	C	4,406	0.10	74	C	14,522	0.33	98	
			D			77	D			80	D			98	

[1] CN values obtained from Tables 2-2a and 2-2c of the NRCS TR-55 Manual, rev. June 1986

LOD AREA ONLY PRE-DEVELOPMENT MODEL

Project Description TO BE USED WITH ENERGY BALANCE CALCULATIONS

File Name 48463 - Pre-Dev SSA-LOD.SPF
 Description C:\Users\henry.sellis\OneDrive - Timmons Group
 Inc\Desktop\56460-SPSTRM.dwg

Project Options

Flow Units CFS
 Elevation Type Elevation
 Hydrology Method SCS TR-55
 Time of Concentration (TOC) Method SCS TR-55
 Link Routing Method Hydrodynamic
 Enable Cverflow Ponding at Nodes YES
 Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On 00:00:00 0:00:00
 End Analysis On 00:00:00 0:00:00
 Start Reporting On 00:00:00 0:00:00
 Antecedent Dry Days 0 days
 Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
 Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
 Reporting Time Step 0 00:05:00 days hh:mm:ss
 Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins.....	7
Nodes.....	8
<i>Junctions</i>	5
<i>Outfalls</i>	3
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	0
Links.....	5
<i>Channels</i>	0
<i>Pipes</i>	5
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	UNIVERSAL	Time Series	1YEAR	Cumulative	inches	Virginia	None	1.00	2.94	SCS Type II 24-hr

Node Summary

Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Ponded Area (ft ²)	Peak Inflow (cfs)	Max HGL Elevation (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
HW	Junction	55.45	67.58	49.91	100.00	10.04	56.11	11.47	0 00:00	0.00	0.00
POA-1	Junction	63.34	69.74	0.00	100.00	16.79	64.35	5.39	0 00:00	0.00	0.00
S-2	Junction	65.04	69.81	0.00	100.00	0.25	65.26	4.55	0 00:00	0.00	0.00
S-3	Junction	66.21	73.21	0.00	100.00	16.77	67.63	5.58	0 00:00	0.00	0.00
S-4	Junction	66.33	73.25	0.00	100.00	8.57	68.05	5.20	0 00:00	0.00	0.00
OUT-1	Outfall	52.48				16.79	62.12				
POA-2	Outfall	48.71				10.05	49.91				
POA-3	Outfall	63.93				1.80	63.93				



AREA AND CURVE NUMBER COMPUTATIONS FOR USE WITH THE OVERALL PRE-DEVELOPMENT DAM

Project Name: Sports and Events Center
 Timmons Group Project No. 48463
 Date: 10/02/2023
 Calculated By: Henry Sells

Drainage Area	Area (SF)	Area (AC)	Forest/Open Space			Turf & Mulch Cover			Impervious Cover			Weighted CN			
			HSG	SF	Acres	CN ⁽¹⁾	HSG	SF	Acres	CN ⁽¹⁾	HSG		SF	Acres	CN ⁽¹⁾
E-1	24,754	0.57	A			30	A			39	A			98	95
			B			55	B			61	B			98	
			C			70	C	2,810	0.06	74	C	21,943	0.50	98	
			D			77	D			80	D			98	
E-2A	19,133	0.44	A			30	A			39	A			98	80
			B			55	B			61	B	5,151	0.12	98	
			C			70	C	13,982	0.32	74	C			98	
			D			77	D			80	D			98	
E-2B	25,459	0.58	A			30	A			39	A			98	77
			B			55	B			61	B			98	
			C			70	C	22,466	0.52	74	C	2,993	0.07	98	
			D			77	D			80	D			98	
E-3	12,029	0.28	A			30	A			39	A			98	85
			B			55	B			61	B	5,638	0.13	98	
			C			70	C	6,392	0.15	74	C			98	
			D			77	D			80	D			98	
E-4	8,203	0.19	A			30	A			39	A			98	90
			B			55	B			61	B	5,510	0.13	98	
			C			70	C	2,693	0.06	74	C			98	
			D			77	D			80	D			98	
E-5	113,138	2.60	A			30	A			39	A			98	92
			B			55	B			61	B	66,436	1.53	98	
			C			70	C	27,029	0.62	74	C	15,019	0.34	98	
			D			77	D	4,654	0.11	80	D			98	
E-6	11,173	0.26	A			30	A			39	A			98	74
			B			55	B			61	B			98	
			C			70	C	11,173	0.26	74	C			98	
			D			77	D			80	D			98	
E-7	36,909	0.85	A			30	A			39	A			98	91
			B			55	B			61	B	25,873	0.59	98	
			C			70	C	11,036	0.25	74	C			98	
			D			77	D			80	D			98	

[1] CN values obtained from Tables 2-2a and 2-2c of the NRCS TR-55 Manual, rev. June 1986

AREA AND CURVE NUMBER COMPUTATIONS FOR USE WITH THE OVERALL PRE-DEVELOPMENT DAM



Project Name: Sports and Events Center
 Timmons Group Project No. 48463
 Date: 10/02/2023
 Calculated By: Henry Sells

Drainage Area	Area (SF)	Area (AC)	Forest/Open Space			Turf & Mulch Cover			Impervious Cover			Weighted CN			
			HSG	SF	Acres	CN ⁽¹⁾	HSG	SF	Acres	CN ⁽¹⁾	HSG		SF	Acres	CN ⁽¹⁾
E-15	3,309	0.08	A			30	A			39	A			98	91
			B			55	B	536	0.01	61	B	1,179	0.02	98	
			C			70	C	534	0.01	74	C	1,060	0.02	98	
			D			77	D			80	D			98	
E-16	60,417	1.39	A			30	A			39	A			98	90
			B			55	B	16,374	0.38	61	B	35,087	0.81	98	
			C			70	C	6,432	0.15	74	C	2,524	0.06	98	
			D			77	D			80	D			98	
E-17	46,071	1.06	A			30	A			39	A			98	97
			B			55	B	2,465	0.06	61	B	43,605	1.00	98	
			C			70	C	3,879	0.09	74	C	4,364	0.10	98	
			D			77	D			80	D			98	
EP-1	8,243	0.19	A			30	A			39	A			98	87
			B			55	B			61	B			98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	
EP-2	310,713	7.13	A	29,363	0.67	30	A			39	A			98	77
			B	131,563	3.02	55	B	29,591	0.68	61	B	80,483	1.85	98	
			C	39,714	0.91	70	C			74	C			98	
			D			77	D			80	D			98	
	0.00	0.00	A			30	A			39	A			98	
			B			55	B			61	B			98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	
	0.00	0.00	A			30	A			39	A			98	
			B			55	B			61	B			98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	

[1] CN values obtained from Tables 2-2a and 2-2c of the NRCS TR-55 Manual, rev. June 1986

AREA AND CURVE NUMBER COMPUTATIONS FOR USE WITH THE OVERALL POST-DEVELOPMENT DAM

Project Name: Sports and Events Center
 Timmons Group Project No. 48463
 Date: 10/02/2023
 Calculated By: Henry Sells

Drainage Area	Area (SF)	Area (AC)	Forest/Open Space				Turf & Mulch Cover				Impervious Cover				Weighted CN
			HSG	SF	Acres	CN ^[1]	HSG	SF	Acres	CN ^[1]	HSG	SF	Acres	CN ^[1]	
A-8	6,574	0.15	A			30	A			39	A			98	74
			B			55	B	6,574	0.15	61	B			98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	
B-1	16,090	0.37	A			30	A			39	A			98	93
			B			55	B			61	B			98	
			C			70	C	4,869	0.11	74	C	11,221	0.26	98	
			D			77	D			80	D			98	
B-2	11,803	0.27	A			30	A			39	A			98	93
			B			55	B	2,288	0.05	61	B			98	
			C			70	C			74	C	9,114	0.21	98	
			D			77	D			80	D	401	0.01	98	
B-3	16,982	0.39	A			30	A			39	A			98	92
			B			55	B	4,216	0.10	61	B			98	
			C			70	C			74	C	12,766	0.29	98	
			D			77	D			80	D			98	
B-5	5,978	0.14	A			30	A			39	A			98	89
			B			55	B	2,204	0.05	61	B			98	
			C			70	C			74	C	3,774	0.09	98	
			D			77	D			80	D			98	
B-7	22,982	0.53	A			30	A			39	A			98	89
			B			55	B	6,324	0.15	61	B			98	
			C			70	C	2,877	0.07	74	C	10,347	0.24	98	
			D			77	D			80	D	3,434	0.08	98	
B-8	4,461	0.10	A			33	A			39	A			98	95
			B			55	B	483	0.01	61	B			98	
			C			70	C			74	C	3,978	0.09	98	
			D			77	D			80	D			98	

[1] CN values obtained from Tables 2-2a and 2-2c of the NRCS TR-55 Manual, rev. June 1986

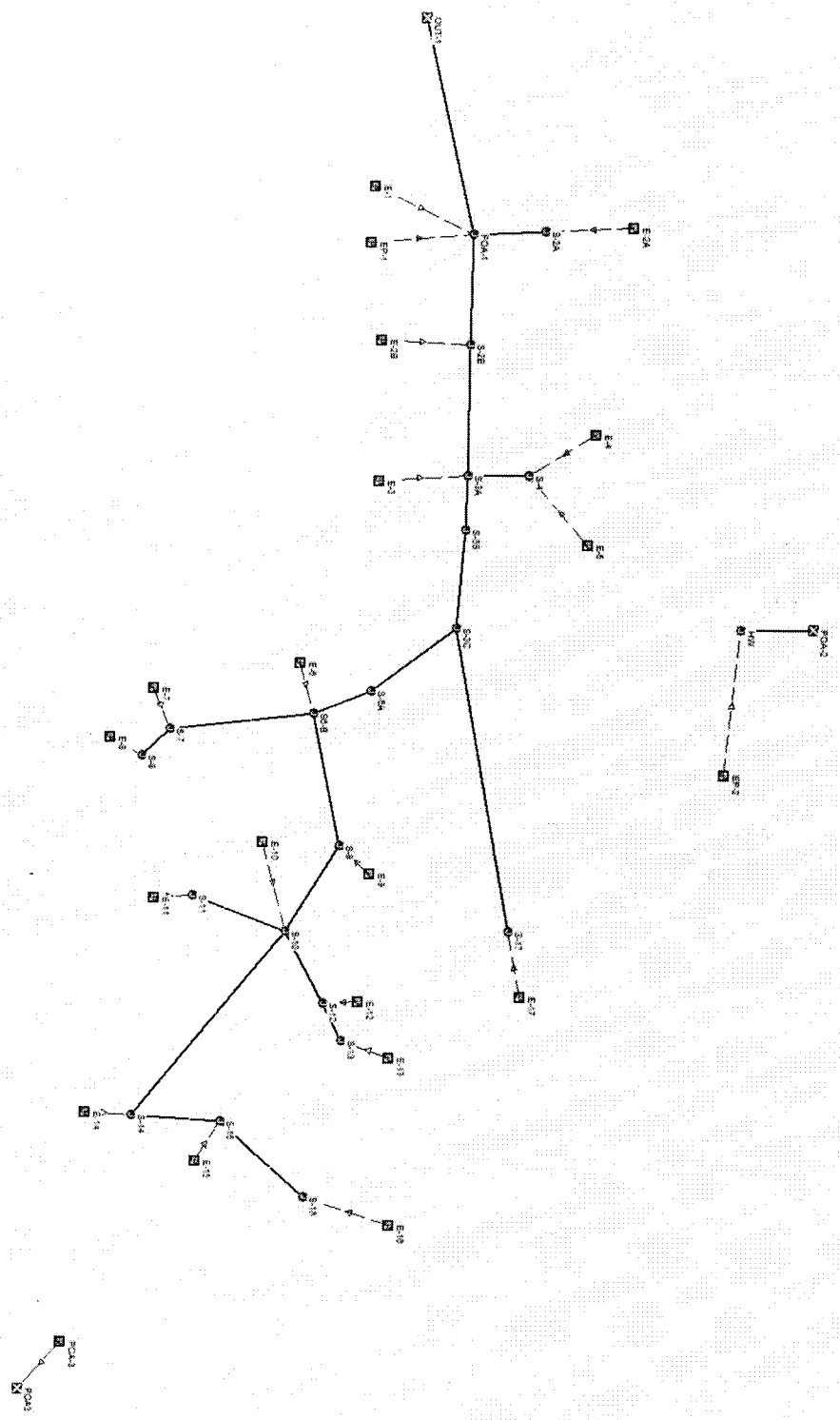
AREA AND CURVE NUMBER COMPUTATIONS FOR USE WITH THE OVERALL POST-DEVELOPMENT DAM



Project Name: Sports and Events Center
 Timmons Group Project No. 48463
 Date: 10/02/2023
 Calculated By: Henry Sells

Drainage Area	Area (SF)	Area (AC)	Forest/Open Space				Turf & Mulch Cover				Impervious Cover				Weighted CN
			HSG	SF	Acres	CN ^[1]	HSG	SF	Acres	CN ^[1]	HSG	SF	Acres	CN ^[1]	
EP-4	5,105	0.12	A			30	A			39	A			98	98
			B			55	B			61	B			98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	
EP-12	6,935	0.16	A			30	A	1,131	0.03	39	A			98	94
			B			55	B			61	B	5,805	0.13	98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	
EP-13	3,272	0.08	A			30	A			39	A			98	91
			B			55	B	897	0.02	61	B	2,375	0.05	98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	
EP-16	23,449	0.54	A			30	A			39	A			98	98
			B			55	B			61	B	23,449	0.54	98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	
R-1A	23,495	0.54	A			30	A			39	A			98	98
			B			55	B			61	B	10,930	0.25	98	
			C			70	C			74	C			98	
			D			77	D			80	D	12,565	0.29	98	
R-1B	41,282	0.95	A			30	A			39	A			98	98
			B			55	B			61	B	38,889	0.89	98	
			C			70	C			74	C			98	
			D			77	D			80	D	2,392	0.05	98	
R-2	31,135	0.71	A			30	A			39	A			98	98
			B			55	B			61	B	31,135	0.71	98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	
R-3	25,335	0.58	A			30	A			39	A			98	98
			B			55	B			61	B	25,335	0.58	98	
			C			70	C			74	C			98	
			D			77	D			80	D			98	

[1] CN values obtained from Tables 2-2a and 2-2c of the NRCS TR-55 Manual, rev. June 1986



Autodesk Storm and Sanitary Analysis - PRE-DEVELOPMENT OVERALL DRAINAGE AREA MODEL

Subbasin Summary

Subbasin ID	Area (ac)	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
E-1	0.57	95.00	2.94	2.39	1.36	2.04	0 00:05:00
E-10	0.13	87.00	2.94	1.68	0.22	0.34	0 00:05:00
E-11	0.41	94.00	2.94	2.29	0.94	1.42	0 00:05:00
E-12	0.15	93.00	2.94	2.19	0.33	0.50	0 00:05:00
E-13	0.15	95.00	2.94	2.39	0.36	0.53	0 00:05:00
E-14	0.05	95.00	2.94	2.36	0.12	0.18	0 00:05:00
E-15	0.08	91.00	2.94	2.00	0.16	0.26	0 00:05:00
E-16	1.39	90.00	2.94	1.93	2.68	4.21	0 00:05:00
E-17	1.06	97.00	2.94	2.60	2.75	3.99	0 00:05:00
E-2A	0.44	80.00	2.94	1.21	0.53	0.84	0 00:05:00
E-2B	0.58	77.00	2.94	1.03	0.60	0.93	0 00:05:00
E-3	0.28	85.00	2.94	1.54	0.43	0.69	0 00:05:00
E-4	0.19	90.00	2.94	1.93	0.37	0.58	0 00:05:00
E-5	2.60	92.00	2.94	2.10	5.47	8.47	0 00:05:00
E-6	0.26	74.00	2.94	0.87	0.23	0.34	0 00:05:00
E-7	0.85	91.00	2.94	2.02	1.71	2.68	0 00:05:00
E-8	0.34	97.00	2.94	2.60	0.88	1.27	0 00:05:00
E-9	0.14	82.00	2.94	1.33	0.19	0.30	0 00:05:00
EP-1	0.19	87.00	2.94	1.68	0.32	0.51	0 00:05:00
EP-2	7.13	77.00	2.94	1.03	7.34	11.38	0 00:05:00
POA-3	0.48	97.00	2.94	2.60	1.25	1.80	0 00:05:00

Link Summary

SN	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)
1	Pipe	S-3A	S-2B	155.00	66.21	64.78	24.000	0.0130	22.39	21.73	1.03	7.16
2	Pipe	POA-1	OUT-1	227.00	63.34	60.12	30.000	0.0130	26.26	48.85	0.54	7.16
3	Pipe	S-4	S-3A	133.57	66.33	66.21	24.000	0.0130	9.04	6.78	1.33	2.88
4	Pipe	HW	POA-2	108.00	55.45	48.71	18.000	0.0130	11.19	26.24	0.43	9.41
5	Pipe	S-2A	POA-1	31.00	65.04	64.84	12.000	0.0130	0.83	2.86	0.29	2.85
6	Pipe	S-16	S-15	125.00	73.66	72.61	15.000	0.0130	4.17	5.92	0.70	4.78
7	Pipe	S-15	S-14	50.00	72.46	72.00	15.000	0.0130	4.41	6.20	0.71	4.83
8	Pipe	S-14	S-10	172.00	71.75	70.54	15.000	0.0130	4.34	5.42	0.80	3.86
9	Pipe	S-13	S-12	6.00	72.22	72.02	12.000	0.0130	0.53	6.50	0.08	3.91
10	Pipe	S-12	S-10	30.00	71.74	70.99	12.000	0.0130	1.02	5.63	0.18	4.01
11	Pipe	S-17	S-3C	74.00	68.79	68.06	15.000	0.0130	4.10	6.42	0.64	3.34
12	Pipe	S-3C	S-3B	195.00	68.06	66.82	24.000	0.0130	14.14	18.04	0.78	4.88
13	Pipe	S-3B	S-3A	62.27	66.82	66.21	24.000	0.0130	14.16	22.39	0.63	4.51
14	Pipe	S-11	S-10	73.00	71.79	70.98	15.000	0.0130	1.42	6.80	0.21	3.44
15	Pipe	S-10	S-9	91.00	70.54	69.82	18.000	0.0130	6.63	9.34	0.71	4.38
16	Pipe	S-9	S6-B	91.00	69.78	69.06	18.000	0.0130	6.88	9.34	0.74	3.90
17	Pipe	S6-B	S-6A	46.00	69.06	69.02	24.000	0.0130	10.71	6.67	1.61	4.47
18	Pipe	S-6A	S-3C	73.00	69.02	68.06	24.000	0.0130	11.22	25.94	0.43	4.63
19	Pipe	S-8	S-7	16.50	71.79	69.94	15.000	0.0130	1.27	21.63	0.06	4.79
20	Pipe	S-7	S6-B	141.00	69.88	69.06	18.000	0.0130	3.79	8.01	0.47	2.34
21	Pipe	S-2B	POA-1	93.57	64.78	63.34	24.000	0.0130	23.18	28.06	0.83	8.23

Subbasin Summary

Subbasin ID	Area (ac)	Weighted Curve Number	Total Rainfall	Total Runoff	Total Runoff	Peak Runoff	Time of Concentration (days hh:mm:ss)
			(in)	(in)	(ac-in)	(cfs)	
E-1	0.57	95.00	3.58	3.02	1.72	2.54	0 00:05:00
E-10	0.13	87.00	3.58	2.25	0.29	0.46	0 00:05:00
E-11	0.41	94.00	3.58	2.91	1.19	1.79	0 00:05:00
E-12	0.15	93.00	3.58	2.81	0.42	0.63	0 00:05:00
E-13	0.15	95.00	3.58	3.01	0.45	0.66	0 00:05:00
E-14	0.05	95.00	3.58	3.00	0.15	0.23	0 00:05:00
E-15	0.08	91.00	3.58	2.61	0.21	0.34	0 00:05:00
E-16	1.39	90.00	3.58	2.52	3.51	5.44	0 00:05:00
E-17	1.06	97.00	3.58	3.23	3.43	4.90	0 00:05:00
E-2A	0.44	80.00	3.58	1.70	0.75	1.19	0 00:05:00
E-2B	0.58	77.00	3.58	1.49	0.86	1.37	0 00:05:00
E-3	0.28	85.00	3.58	2.09	0.58	0.93	0 00:05:00
E-4	0.19	90.00	3.58	2.52	0.48	0.75	0 00:05:00
E-5	2.60	92.00	3.58	2.71	7.05	10.78	0 00:05:00
E-6	0.26	74.00	3.58	1.30	0.34	0.53	0 00:05:00
E-7	0.85	91.00	3.58	2.62	2.22	3.43	0 00:05:00
E-8	0.34	97.00	3.58	3.23	1.10	1.56	0 00:05:00
E-9	0.14	82.00	3.58	1.85	0.26	0.41	0 00:05:00
EP-1	0.19	87.00	3.58	2.25	0.43	0.68	0 00:05:00
EP-2	7.13	77.00	3.58	1.49	10.62	16.77	0 00:05:00
POA-3	0.48	97.00	3.58	3.23	1.55	2.21	0 00:05:00

Link Summary

SN	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)
1	Pipe	S-3A	S-2B	155.00	66.21	64.78	24.000	0.0130	27.76	21.73	1.28	8.84
2	Pipe	POA-1	OUT-1	227.00	63.34	60.12	30.000	0.0130	33.55	48.85	0.69	8.36
3	Pipe	S-4	S-3A	133.57	66.33	66.21	24.000	0.0130	11.52	6.78	1.70	3.67
4	Pipe	HW	POA-2	108.00	55.45	48.71	18.000	0.0130	16.60	26.24	0.63	11.99
5	Pipe	S-2A	POA-1	31.00	65.04	64.84	12.000	0.0130	1.18	2.86	0.41	3.10
6	Pipe	S-16	S-15	125.00	73.66	72.61	15.000	0.0130	5.91	5.92	1.00	4.82
7	Pipe	S-15	S-14	50.00	72.46	72.00	15.000	0.0130	6.51	6.20	1.05	5.31
8	Pipe	S-14	S-10	172.00	71.75	70.54	15.000	0.0130	6.63	5.42	1.22	5.40
9	Pipe	S-13	S-12	6.00	72.22	72.02	12.000	0.0130	1.07	6.50	0.16	3.99
10	Pipe	S-12	S-10	30.00	71.74	70.99	12.000	0.0130	2.10	5.63	0.37	3.98
11	Pipe	S-17	S-3C	74.00	68.79	68.06	15.000	0.0130	4.65	6.42	0.72	3.79
12	Pipe	S-3C	S-3B	195.00	68.06	66.82	24.000	0.0130	16.99	18.04	0.94	5.41
13	Pipe	S-3B	S-3A	62.27	66.82	66.21	24.000	0.0130	17.02	22.39	0.76	5.42
14	Pipe	S-11	S-10	73.00	71.79	70.98	15.000	0.0130	3.56	6.80	0.52	3.41
15	Pipe	S-10	S-9	91.00	70.54	69.82	18.000	0.0130	9.84	9.34	1.05	5.57
16	Pipe	S-9	S6-B	91.00	69.78	69.06	18.000	0.0130	10.08	9.34	1.08	5.70
17	Pipe	S6-B	S-6A	46.00	69.06	69.02	24.000	0.0130	13.63	6.67	2.04	4.48
18	Pipe	S-6A	S-3C	73.00	69.02	68.06	24.000	0.0130	13.63	25.94	0.53	4.83
19	Pipe	S-8	S-7	16.50	71.79	69.94	15.000	0.0130	1.71	21.63	0.08	4.79
20	Pipe	S-7	S6-B	141.00	69.88	69.06	18.000	0.0130	4.98	8.01	0.62	2.62
21	Pipe	S-2B	POA-1	93.57	64.78	63.34	24.000	0.0130	29.10	28.06	1.04	9.43

Subbasin Summary

Subbasin ID	Area (ac)	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
E-1	0.57	95.00	5.51	4.93	2.81	4.02	0 00:05:00
E-10	0.13	87.00	5.51	4.05	0.53	0.80	0 00:05:00
E-11	0.41	94.00	5.51	4.81	1.97	2.86	0 00:05:00
E-12	0.15	93.00	5.51	4.70	0.70	1.02	0 00:05:00
E-13	0.15	95.00	5.51	4.92	0.74	1.04	0 00:05:00
E-14	0.05	95.00	5.51	4.91	0.25	0.36	0 00:05:00
E-15	0.08	91.00	5.51	4.47	0.36	0.56	0 00:05:00
E-16	1.39	90.00	5.51	4.37	6.07	9.16	0 00:05:00
E-17	1.06	97.00	5.51	5.16	5.46	7.63	0 00:05:00
E-2A	0.44	80.00	5.51	3.34	1.47	2.33	0 00:05:00
E-2B	0.58	77.00	5.51	3.06	1.77	2.83	0 00:05:00
E-3	0.28	85.00	5.51	3.84	1.08	1.68	0 00:05:00
E-4	0.19	90.00	5.51	4.37	0.83	1.27	0 00:05:00
E-5	2.60	92.00	5.51	4.59	11.93	17.69	0 00:05:00
E-6	0.26	74.00	5.51	2.78	0.72	1.16	0 00:05:00
E-7	0.85	91.00	5.51	4.48	3.81	5.71	0 00:05:00
E-8	0.34	97.00	5.51	5.16	1.75	2.44	0 00:05:00
E-9	0.14	82.00	5.51	3.54	0.50	0.78	0 00:05:00
EP-1	0.19	87.00	5.51	4.05	0.77	1.20	0 00:05:00
EP-2	7.13	77.00	5.51	3.06	21.78	34.61	0 00:05:00
POA-3	0.48	97.00	5.51	5.16	2.47	3.45	0 00:05:00

Link Summary

SN	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)
1	Pipe	S-3A	S-2B	155.00	66.21	64.78	24.000	0.0130	33.50	21.73	1.54	10.66
2	Pipe	POA-1	OUT-1	227.00	63.34	60.12	30.000	0.0130	42.07	48.85	0.86	9.40
3	Pipe	S-4	S-3A	133.57	66.33	66.21	24.000	0.0130	17.56	6.78	2.59	5.59
4	Pipe	HW	POA-2	108.00	55.45	48.71	18.000	0.0130	34.31	26.24	1.31	19.42
5	Pipe	S-2A	POA-1	31.00	65.04	64.84	12.000	0.0130	2.31	2.86	0.81	3.52
6	Pipe	S-16	S-15	125.00	73.66	72.61	15.000	0.0130	7.29	5.92	1.23	5.94
7	Pipe	S-15	S-14	50.00	72.46	72.00	15.000	0.0130	7.49	6.20	1.21	6.10
8	Pipe	S-14	S-10	172.00	71.75	70.54	15.000	0.0130	7.43	5.42	1.37	6.06
9	Pipe	S-13	S-12	6.00	72.22	72.02	12.000	0.0130	1.81	6.50	0.28	3.95
10	Pipe	S-12	S-10	30.00	71.74	70.99	12.000	0.0130	3.38	5.63	0.60	4.30
11	Pipe	S-17	S-3C	74.00	68.79	68.06	15.000	0.0130	6.49	6.42	1.01	5.29
12	Pipe	S-3C	S-3B	195.00	68.06	66.82	24.000	0.0130	23.25	18.04	1.29	7.40
13	Pipe	S-3B	S-3A	62.27	66.82	66.21	24.000	0.0130	24.80	22.39	1.11	7.89
14	Pipe	S-11	S-10	73.00	71.79	70.98	15.000	0.0130	3.99	6.80	0.59	3.38
15	Pipe	S-10	S-9	91.00	70.54	69.82	18.000	0.0130	14.01	9.34	1.50	7.93
16	Pipe	S-9	S6-B	91.00	69.78	69.06	18.000	0.0130	15.67	9.34	1.68	8.87
17	Pipe	S6-B	S-6A	46.00	69.06	69.02	24.000	0.0130	17.88	6.67	2.68	5.69
18	Pipe	S-6A	S-3C	73.00	69.02	68.06	24.000	0.0130	19.81	25.94	0.76	6.31
19	Pipe	S-8	S-7	16.50	71.79	69.94	15.000	0.0130	3.51	21.63	0.16	4.80
20	Pipe	S-7	S6-B	141.00	69.88	69.06	18.000	0.0130	5.94	8.01	0.74	3.36
21	Pipe	S-2B	POA-1	93.57	64.78	63.34	24.000	0.0130	35.71	28.06	1.27	11.37

POST DEVELOPMENT MODEL - 1 YEAR STORM

Project Description

File Name 48463 - Post-Dev SSA-OVERALL.SPF
 Description C:\Users\henry.sell\OneDrive - Timmons Group
 Inc\Desktop\56460-SPSTRM.dwg

Project Options

Flow Units CFS
 Elevation Type Elevation
 Hydrology Method SCS TR-55
 Time of Concentration (TOC) Method SCS TR-55
 Link Routing Method Hydrodynamic
 Enable Overflow Ponding at Nodes YES
 Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On 00:00:00 0:00:00
 End Analysis On 00:00:00 0:00:00
 Start Reporting On 00:00:00 0:00:00
 Antecedent Dry Days 0 days
 Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
 Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
 Reporting Time Step 0 00:00:30 days hh:mm:ss
 Routing Time Step 1 seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins.....	45
Nodes.....	56
<i>Junctions</i>	52
<i>Outfalls</i>	3
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	1
Links.....	54
<i>Channels</i>	1
<i>Pipes</i>	51
<i>Pumps</i>	0
<i>Orifices</i>	1
<i>Weirs</i>	1
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	UNIVERSAL	Time Series	1YEAR	Cumulative	inches	Virginia	None	1.00	2.94	SCS Type II 24-hr

Node Summary

Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Ponded Area (ft ²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
A-1	Junction	64.96	68.75	0.00	100.00	9.16	65.92	2.83	0 00:00	0.00	0.00
A2	Junction	67.21	72.48	0.00	100.00	9.23	68.25	4.23	0 00:00	0.00	0.00
A3	Junction	69.50	74.21	0.00	100.00	0.58	69.78	4.43	0 00:00	0.00	0.00
A4	Junction	68.43	74.50	0.00	100.00	7.68	69.42	5.08	0 00:00	0.00	0.00
A5	Junction	69.22	74.40	0.00	100.00	5.37	70.02	4.38	0 00:00	0.00	0.00
A6	Junction	69.93	74.50	0.00	100.00	4.43	70.66	3.84	0 00:00	0.00	0.00
A7	Junction	70.49	74.54	0.00	100.00	3.11	71.36	3.18	0 00:00	0.00	0.00
A8	Junction	70.75	74.50	0.00	100.00	2.17	71.52	2.98	0 00:00	0.00	0.00
B1	Junction	68.04	73.93	0.00	100.00	1.25	68.36	5.57	0 00:00	0.00	0.00
B10A	Junction	69.00	75.80	0.00	100.00	5.50	70.05	5.75	0 00:00	0.00	0.00
B10B	Junction	69.32	75.65	0.00	100.00	5.53	70.42	5.23	0 00:00	0.00	0.00
B11	Junction	69.88	75.18	0.00	100.00	4.75	70.84	4.34	0 00:00	0.00	0.00
B12	Junction	70.35	74.74	0.00	100.00	4.03	71.24	3.50	0 00:00	0.00	0.00
B13	Junction	71.00	74.17	0.00	100.00	1.23	71.55	2.62	0 00:00	0.00	0.00
B-1A	Junction	65.83	73.98	0.00	100.00	1.25	68.07	5.91	0 00:00	0.00	0.00
B2	Junction	65.90	74.55	0.00	100.00	0.91	68.07	6.48	0 00:00	0.00	0.00
B3	Junction	66.81	74.37	0.00	100.00	11.76	68.07	6.30	0 00:00	0.00	0.00
B4	Junction	67.14	76.07	0.00	100.00	10.60	68.43	7.64	0 00:00	0.00	0.00
B5	Junction	72.40	76.25	0.00	100.00	0.41	72.63	3.62	0 00:00	0.00	0.00
B6	Junction	68.18	75.82	0.00	100.00	7.59	69.15	6.67	0 00:00	0.00	0.00
B7	Junction	70.39	75.63	0.00	100.00	2.12	70.98	4.65	0 00:00	0.00	0.00
B8	Junction	71.65	76.68	0.00	100.00	0.58	71.88	4.80	0 00:00	0.00	0.00
B9	Junction	72.87	77.54	0.00	100.00	0.21	73.02	4.52	0 00:00	0.00	0.00
HW	Junction	55.45	67.58	49.91	100.00	4.89	55.89	29.56	0 00:00	0.00	0.00
POA-1	Junction	63.34	69.74	0.00	100.00	23.58	64.70	5.04	0 00:00	0.00	0.00
R1A	Junction	66.66	75.10	0.00	100.00	2.05	68.07	7.03	0 00:00	0.00	0.00
R-1A.1	Junction	70.45	74.98	0.00	100.00	2.05	70.86	4.12	0 00:00	0.00	0.00
R1B	Junction	65.97	75.15	0.00	100.00	3.60	68.07	7.08	0 00:00	0.00	0.00
R1B.2	Junction	71.66	74.91	0.00	100.00	3.61	72.34	2.57	0 00:00	0.00	0.00
R2	Junction	71.71	77.15	0.00	100.00	2.71	72.32	4.83	0 00:00	0.00	0.00
R2.1	Junction	73.50	77.21	0.00	100.00	2.71	74.03	3.18	0 00:00	0.00	0.00
S-10	Junction	70.54	75.36	0.00	100.00	5.06	71.47	3.89	0 00:00	0.00	0.00
S-11	Junction	71.79	75.02	0.00	100.00	1.42	72.21	2.81	0 00:00	0.00	0.00
S-12	Junction	71.74	75.36	0.00	100.00	0.82	72.03	3.33	0 00:00	0.00	0.00
S-13	Junction	72.22	75.86	0.00	100.00	0.26	72.39	3.47	0 00:00	0.00	0.00
S-14	Junction	71.75	77.09	0.00	100.00	2.49	72.34	4.75	0 00:00	0.00	0.00
S-15	Junction	72.46	76.81	0.00	100.00	2.31	73.08	3.73	0 00:00	0.00	0.00
S-16	Junction	73.66	75.45	0.00	100.00	2.05	74.21	1.24	0 00:00	0.00	0.00
S-2A	Junction	63.65	69.81	0.00	100.00	9.89	64.96	4.85	0 00:00	0.00	0.00
S-2B	Junction	64.78	71.18	0.00	100.00	11.41	65.87	5.31	0 00:00	0.00	0.00
S-3A	Junction	66.21	73.21	0.00	100.00	10.53	67.27	5.94	0 00:00	0.00	0.00
S-3B	Junction	66.82	73.62	0.00	100.00	9.50	67.98	5.64	0 00:00	0.00	0.00
S-3C	Junction	68.06	75.00	0.00	100.00	9.50	69.22	5.78	0 00:00	0.00	0.00
S-4	Junction	66.33	73.25	0.00	100.00	0.46	67.27	5.98	0 00:00	0.00	0.00
S-6A	Junction	69.02	73.71	0.00	100.00	9.50	70.08	3.63	0 00:00	0.00	0.00
S6-B	Junction	69.06	77.52	0.00	100.00	9.50	70.62	6.90	0 00:00	0.00	0.00
S-7	Junction	69.88	74.89	0.00	100.00	3.95	74.02	0.87	0 00:00	0.00	0.00
S-8	Junction	71.79	74.67	0.00	100.00	1.27	74.04	0.63	0 00:00	0.00	0.00
S-9	Junction	69.78	75.78	0.00	100.00	5.33	70.94	4.84	0 00:00	0.00	0.00
ST-OUT-1	Junction	64.00	73.50	0.00	100.00	4.91	64.33	29.67	0 00:00	0.00	0.00
ST-OUT-2-DOWN	Junction	64.14	70.00	0.00	100.00	1.67	64.53	13.57	0 00:00	0.00	0.00
ST-OUT-2-UP	Junction	64.14	70.00	0.00	100.00	3.27	68.07	10.02	0 00:00	0.00	0.00
OUT-1	Outfall	52.48				23.57	62.12				
POA-2	Outfall	48.71				4.81	49.91				
POA3	Outfall	63.93				1.67	63.93				
CHAMBERS	Storage Node	64.74	73.93	0.00	0.00	19.46	68.07			0.00	0.00

Storage Nodes

Storage Node : CHAMBERS

Input Data

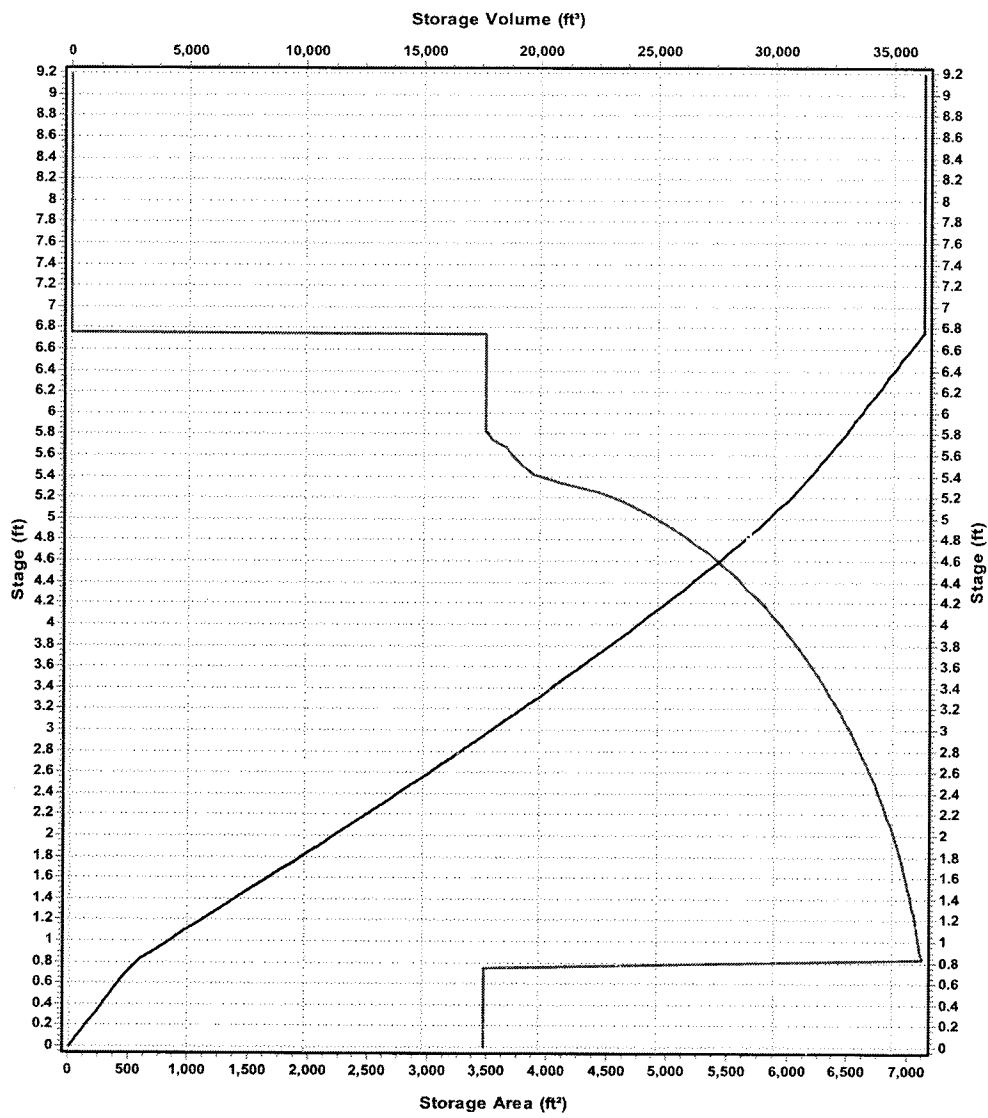
Invert Elevation (ft)	64.74
Max (Rim) Elevation (ft)	73.93
Max (Rim) Offset (ft)	9.19
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-64.74
Ponded Area (ft ²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : CHAMBERS

Stage (ft)	Storage Area (ft ²)	Storage Volume (ft ³)
0	3475.18	0
0.08	3475.18	278.01
0.17	3475.18	590.78
0.25	3475.18	868.79
0.33	3475.18	1146.8
0.42	3475.18	1459.57
0.5	3475.18	1737.58
0.58	3475.18	2015.59
0.67	3475.18	2328.36
0.75	3475.18	2606.37
0.83	7128.56	3030.52
0.92	7109.22	3671.22
1	7097.32	4239.48
1.08	7084.42	4806.75
1.17	7069.87	5443.69
1.25	7055.55	6008.71
1.33	7041.28	6572.58
1.42	7025.2	7205.57
1.5	7008.18	7766.91
1.58	6990.21	8326.85
1.67	6971.15	8955.11
1.75	6951.14	9512
1.83	6930.29	10067.26
1.92	6906.71	10689.92
2	6885.13	11241.59
2.08	6860.87	11791.43
2.17	6835.6	12407.77
2.25	6809.26	12953.56
2.33	6780.96	13497.17
2.42	6753.1	14106.2
2.5	6723.29	14645.26
2.58	6692.19	15181.88
2.67	6658.79	15782.67
2.75	6625.73	16314.05
2.83	6591.05	16842.72
2.92	6554.74	17434.28
3	6517.1	17957.15
3.08	6478.14	18476.96
3.17	6437.43	19058.16
3.25	6395.25	19571.47
3.33	6351.47	20081.34
3.42	6305.89	20650.92
3.5	6258.65	21153.5
3.58	6208.64	21652.19
3.67	6158.47	22308.71
3.75	6105.58	22699.27
3.83	6050.56	23185.52
3.92	5993.34	23727.5
4	5933.5	24204.57
4.08	5871.07	24676.75
4.17	5805.7	25202.2
4.25	5737.1	25663.91
4.33	5665.25	26120

Storage Area Volume Curves



— Storage Area — Storage Volume

POST DEVELOPMENT MODEL - 2 YEAR STORM

Project Description

File Name 48463 - Post-Dev SSA-OVERALL.SPF
 Description C:\Users\henry.sells\OneDrive - Timmons Group
 Inc\Desktop\56460-SP5TRM.dwg

Project Options

Flow Units CFS
 Elevation Type Elevation
 Hydrology Method SCS TR-55
 Time of Concentration (TOC) Method SCS TR-55
 Link Routing Method Hydrodynamic
 Enable Overflow Ponding at Nodes YES
 Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On 00:00:00 0:00:00
 End Analysis On 00:00:00 0:00:00
 Start Reporting On 00:00:00 0:00:00
 Antecedent Dry Days 0 days
 Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
 Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
 Reporting Time Step 0 00:00:30 days hh:mm:ss
 Routing Time Step 1 seconds

Number of Elements

Qty
 Rain Gages 1
 Subbasins 45
 Nodes 56
 Junctions 52
 Outfalls 3
 Flow Diversions 0
 Inlets 0
 Storage Nodes 1
 Links 54
 Channels 1
 Pipes 51
 Pumps 0
 Orifices 1
 Weirs 1
 Outlets 0
 Pollutants 0
 Land Uses 0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	UNIVERSAL	Time Series	2 YEAR	Cumulative	inches	Virginia	None	2.00	3.58	SCS Type II 24-hr

Node Summary

Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Min Freeboard Attained	Time of Peak Flooding	Total Flooded Volume	Total Time Flooded
A-1	Junction	64.96	68.75	0.00	100.00	11.48	66.06	2.69	0 00:00	0.00	0.00
A2	Junction	67.21	72.48	0.00	100.00	11.56	68.41	4.07	0 00:00	0.00	0.00
A3	Junction	69.50	74.21	0.00	100.00	0.75	69.83	4.38	0 00:00	0.00	0.00
A4	Junction	68.43	74.50	0.00	100.00	9.59	69.58	4.92	0 00:00	0.00	0.00
A5	Junction	69.22	74.40	0.00	100.00	6.73	70.15	4.25	0 00:00	0.00	0.00
A6	Junction	69.93	74.50	0.00	100.00	5.54	70.77	3.73	0 00:00	0.00	0.00
A7	Junction	70.49	74.54	0.00	100.00	3.89	71.49	3.05	0 00:00	0.00	0.00
A8	Junction	70.75	74.50	0.00	100.00	2.71	71.66	2.84	0 00:00	0.00	0.00
B1	Junction	68.04	73.93	0.00	100.00	1.58	68.56	5.37	0 00:00	0.00	0.00
B10A	Junction	69.00	75.80	0.00	100.00	6.91	70.21	5.59	0 00:00	0.00	0.00
B10B	Junction	69.32	75.65	0.00	100.00	6.95	70.60	5.05	0 00:00	0.00	0.00
B11	Junction	69.88	75.18	0.00	100.00	5.98	71.01	4.17	0 00:00	0.00	0.00
B12	Junction	70.35	74.74	0.00	100.00	5.09	71.41	3.33	0 00:00	0.00	0.00
B13	Junction	71.00	74.17	0.00	100.00	1.60	71.66	2.51	0 00:00	0.00	0.00
8-1A	Junction	65.83	73.98	0.00	100.00	1.59	68.55	5.43	0 00:00	0.00	0.00
B2	Junction	65.90	74.55	0.00	100.00	1.14	68.55	6.00	0 00:00	0.00	0.00
B3	Junction	66.81	74.37	0.00	100.00	14.83	68.55	5.82	0 00:00	0.00	0.00
B4	Junction	67.14	76.07	0.00	100.00	13.34	68.61	7.46	0 00:00	0.00	0.00
B5	Junction	72.40	76.25	0.00	100.00	0.53	72.67	3.58	0 00:00	0.00	0.00
B6	Junction	68.18	75.82	0.00	100.00	9.61	69.30	6.52	0 00:00	0.00	0.00
B7	Junction	70.39	75.63	0.00	100.00	2.74	71.09	4.54	0 00:00	0.00	0.00
B8	Junction	71.65	76.68	0.00	100.00	0.73	71.91	4.77	0 00:00	0.00	0.00
B9	Junction	72.87	77.54	0.00	100.00	0.28	73.04	4.50	0 00:00	0.00	0.00
HW	Junction	55.45	67.58	49.91	100.00	11.53	56.15	29.30	0 00:00	0.00	0.00
POA-1	Junction	63.34	69.74	0.00	100.00	29.91	64.99	4.75	0 00:00	0.00	0.00
R1A	Junction	66.66	75.10	0.00	100.00	2.54	68.56	6.54	0 00:00	0.00	0.00
R-1A.1	Junction	70.45	74.98	0.00	100.00	2.51	70.90	4.08	0 00:00	0.00	0.00
R1B	Junction	65.97	75.15	0.00	100.00	4.40	68.57	6.58	0 00:00	0.00	0.00
R1B.2	Junction	71.66	74.91	0.00	100.00	4.42	72.44	2.47	0 00:00	0.00	0.00
R2	Junction	71.71	77.15	0.00	100.00	3.31	72.42	4.73	0 00:00	0.00	0.00
R2.1	Junction	73.50	77.21	0.00	100.00	3.32	74.11	3.10	0 00:00	0.00	0.00
S-10	Junction	70.54	75.36	0.00	100.00	6.33	71.91	3.45	0 00:00	0.00	0.00
S-11	Junction	71.79	75.02	0.00	100.00	1.79	72.26	2.76	0 00:00	0.00	0.00
S-12	Junction	71.74	75.36	0.00	100.00	1.03	72.05	3.31	0 00:00	0.00	0.00
S-13	Junction	72.22	75.86	0.00	100.00	0.34	72.42	3.44	0 00:00	0.00	0.00
S-14	Junction	71.75	77.09	0.00	100.00	3.06	72.42	4.67	0 00:00	0.00	0.00
S-15	Junction	72.46	76.81	0.00	100.00	2.84	73.16	3.65	0 00:00	0.00	0.00
S-16	Junction	73.66	75.45	0.00	100.00	2.51	74.28	1.17	0 00:00	0.00	0.00
S-2A	Junction	63.65	69.81	0.00	100.00	12.50	65.24	4.57	0 00:00	0.00	0.00
S-2B	Junction	64.78	71.18	0.00	100.00	14.51	66.08	5.10	0 00:00	0.00	0.00
S-3A	Junction	66.21	73.21	0.00	100.00	13.23	67.46	5.75	0 00:00	0.00	0.00
S-3B	Junction	66.82	73.62	0.00	100.00	11.88	68.19	5.43	0 00:00	0.00	0.00
S-3C	Junction	68.06	75.00	0.00	100.00	11.89	69.43	5.57	0 00:00	0.00	0.00
S-4	Junction	66.33	73.25	0.00	100.00	0.57	67.46	5.79	0 00:00	0.00	0.00
S-6A	Junction	69.02	73.71	0.00	100.00	11.89	70.27	3.44	0 00:00	0.00	0.00
S6-B	Junction	69.06	77.52	0.00	100.00	11.90	70.90	6.62	0 00:00	0.00	0.00
S-7	Junction	69.88	74.89	0.00	100.00	5.00	74.31	0.58	0 00:00	0.00	0.00
S-8	Junction	71.79	74.67	0.00	100.00	1.56	74.35	0.32	0 00:00	0.00	0.00
S-9	Junction	69.78	75.78	0.00	100.00	6.56	71.46	4.32	0 00:00	0.00	0.00
ST-OUT-1	Junction	64.00	73.50	0.00	100.00	11.59	64.46	29.54	0 00:00	0.00	0.00
ST-OUT-2-DOWN	Junction	64.14	70.00	0.00	100.00	7.30	65.00	13.10	0 00:00	0.00	0.00
ST-OUT-2-UP	Junction	64.14	70.00	0.00	100.00	7.30	68.53	9.57	0 00:00	0.00	0.00
OUT-1	Outfall	52.48				29.93	62.12				
POA-2	Outfall	48.71				11.00	49.91				
POA3	Outfall	63.93				2.09	63.93				
CHAMBERS	Storage Node	64.74	73.93	0.00	0.00	24.04	68.55			0.00	0.00

Storage Nodes

Storage Node : CHAMBERS

Input Data

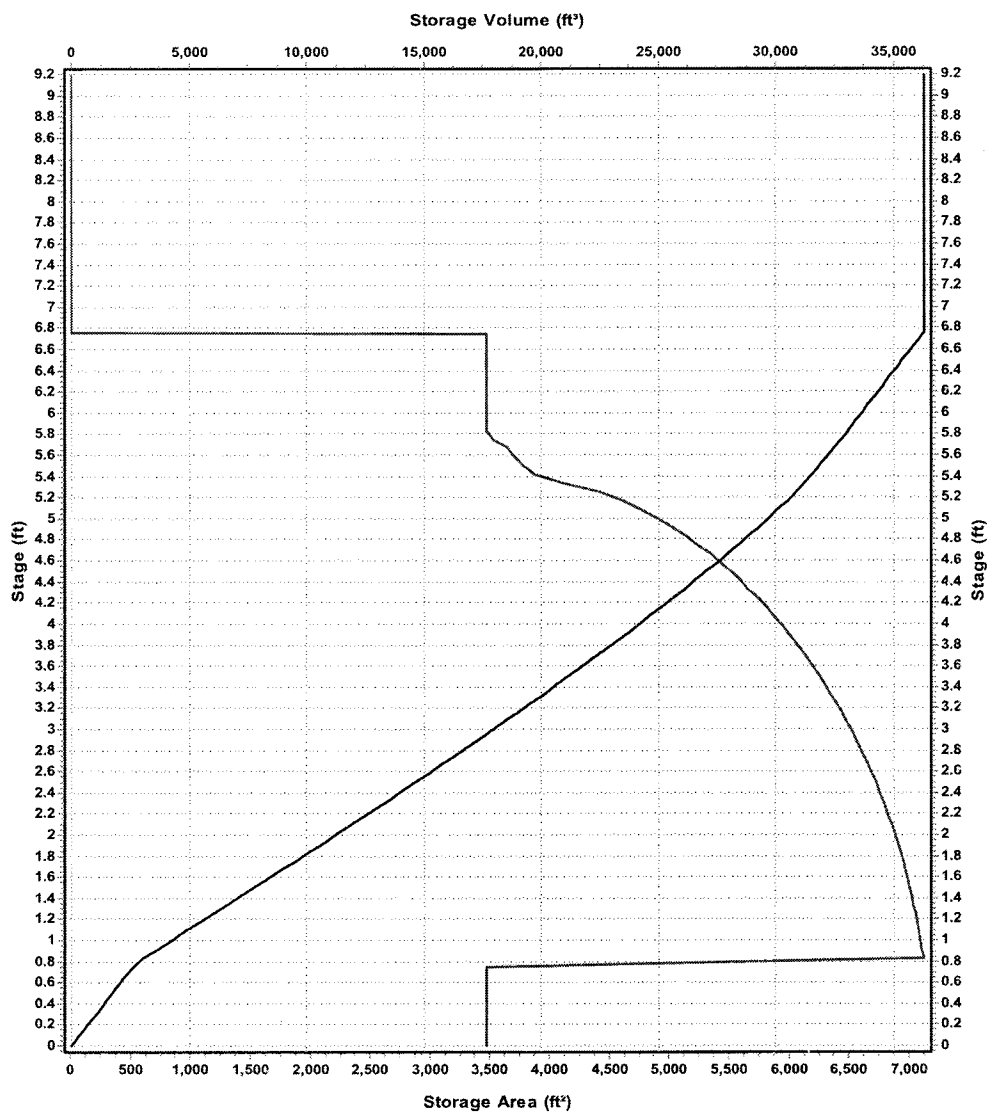
Invert Elevation (ft)	64.74
Max (Rim) Elevation (ft)	73.93
Max (Rim) Offset (ft)	9.19
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-64.74
Ponded Area (ft ²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : CHAMBERS

Stage (ft)	Storage Area (ft ²)	Storage Volume (ft ³)
0	3475.18	0
0.08	3475.18	278.01
0.17	3475.18	590.78
0.25	3475.18	868.79
0.33	3475.18	1146.8
0.42	3475.18	1459.57
0.5	3475.18	1737.58
0.58	3475.18	2015.59
0.67	3475.18	2328.36
0.75	3475.18	2606.37
0.83	7128.56	3030.52
0.92	7109.22	3671.22
1	7097.32	4239.48
1.08	7084.42	4806.75
1.17	7069.87	5443.69
1.25	7055.55	6008.71
1.33	7041.28	6572.58
1.42	7025.2	7205.57
1.5	7008.18	7766.91
1.58	6993.21	8326.85
1.67	6971.15	8955.11
1.75	6951.14	9512
1.83	6930.29	10067.26
1.92	6906.71	10689.92
2	6885.13	11241.59
2.08	6860.87	11791.43
2.17	6835.6	12407.77
2.25	6809.26	12953.56
2.33	6780.96	13497.17
2.42	6753.1	14106.2
2.5	6723.29	14645.26
2.58	6692.19	15181.88
2.67	6658.79	15782.67
2.75	6625.73	16314.05
2.83	6591.05	16842.72
2.92	6554.74	17434.28
3	6517.1	17957.15
3.08	6478.14	18476.96
3.17	6437.43	19058.16
3.25	6395.25	19571.47
3.33	6351.47	20081.34
3.42	6305.89	20650.92
3.5	6258.65	21153.5
3.58	6208.64	21652.19
3.67	6158.47	22208.71
3.75	6105.58	22699.27
3.83	6050.56	23185.52
3.92	5993.34	23727.5
4	5933.5	24204.57
4.08	5871.07	24676.75
4.17	5805.7	25202.2
4.25	5737.1	25663.91
4.33	5665.25	26120

Storage Area Volume Curves



— Storage Area — Storage Volume

POST DEVELOPMENT MODEL - 10 YEAR STORM

Project Description

File Name 48463 - Post-Dev SSA-OVERALL SPF
 Description C:\Users\henry.sell\OneDrive - Timmons Group
 Inc\Desktop\56460-SPSTRM.dwg

Project Options

Flow Units CFS
 Elevation Type Elevation
 Hydrology Method SCS TR-55
 Time of Concentration (TOC) Method SCS TR-55
 Link Routing Method Hydrodynamic
 Enable Overflow Ponding at Nodes YES
 Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On 00:00:00 0:00:00
 End Analysis On 00:00:00 0:00:00
 Start Reporting On 00:00:00 0:00:00
 Antecedent Dry Days 0 days
 Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
 Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
 Reporting Time Step 0 00:00:30 days hh:mm:ss
 Routing Time Step 1 seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins.....	45
Nodes.....	56
<i>Junctions</i>	52
<i>Outfalls</i>	3
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	1
Links.....	54
<i>Channels</i>	1
<i>Pipes</i>	51
<i>Pumps</i>	0
<i>Orifices</i>	1
<i>Weirs</i>	1
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	UNIVERSAL	Time Series	10YEAR	Cumulative	inches	Virginia	None	10.00	5.51	SCS Type II 24-hr

Node Summary

Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
		(ft)	(ft)	(ft)	(ft ²)	(cfs)	(ft)	(ft)	{days hh:mm}	(ac-in)	(min)
A-1	Junction	64.96	68.75	0.00	100.00	18.11	67.38	1.37	0 00:00	0.00	0.00
A2	Junction	67.21	72.48	0.00	100.00	18.57	69.08	3.40	0 00:00	0.00	0.00
A3	Junction	69.50	74.21	0.00	100.00	1.28	69.93	4.28	0 00:00	0.00	0.00
A4	Junction	68.43	74.50	0.00	100.00	15.42	70.15	4.35	0 00:00	0.00	0.00
A5	Junction	69.22	74.40	0.00	100.00	10.90	70.59	3.81	0 00:00	0.00	0.00
A6	Junction	69.93	74.50	0.00	100.00	9.00	71.10	3.40	0 00:00	0.00	0.00
A7	Junction	70.49	74.54	0.00	100.00	6.30	71.88	2.66	0 00:00	0.00	0.00
A8	Junction	70.75	74.50	0.00	100.00	4.39	72.11	2.39	0 00:00	0.00	0.00
B1	Junction	68.04	73.93	0.00	100.00	2.56	69.85	4.08	0 00:00	0.00	0.00
B10A	Junction	69.00	75.80	0.00	100.00	11.18	70.65	5.15	0 00:00	0.00	0.00
B10B	Junction	69.32	75.65	0.00	100.00	11.23	71.14	4.51	0 00:00	0.00	0.00
B11	Junction	69.88	75.18	0.00	100.00	9.72	71.56	3.62	0 00:00	0.00	0.00
B12	Junction	70.35	74.74	0.00	100.00	8.30	72.19	2.55	0 00:00	0.00	0.00
B13	Junction	71.00	74.17	0.00	100.00	2.74	72.43	1.74	0 00:00	0.00	0.00
B-1A	Junction	65.83	73.98	0.00	100.00	2.59	69.70	4.28	0 00:00	0.00	0.00
B2	Junction	65.90	74.55	0.00	100.00	1.85	69.62	4.93	0 00:00	0.00	0.00
B3	Junction	66.81	74.37	0.00	100.00	22.97	69.73	4.64	0 00:00	0.00	0.00
B4	Junction	67.14	76.07	0.00	100.00	21.32	69.85	6.22	0 00:00	0.00	0.00
B5	Junction	72.40	76.25	0.00	100.00	0.91	72.77	3.48	0 00:00	0.00	0.00
B6	Junction	68.18	75.82	0.00	100.00	15.75	70.09	5.73	0 00:00	0.00	0.00
B7	Junction	70.39	75.63	0.00	100.00	4.63	71.45	4.18	0 00:00	0.00	0.00
B8	Junction	71.65	76.68	0.00	100.00	1.19	71.98	4.70	0 00:00	0.00	0.00
B9	Junction	72.87	77.54	0.00	100.00	0.46	73.08	4.46	0 00:00	0.00	0.00
HW	Junction	55.45	67.58	49.91	100.00	39.19	58.46	26.99	0 00:00	0.00	0.00
POA-1	Junction	63.34	69.74	0.00	100.00	46.98	66.80	2.94	0 00:00	0.00	0.00
R1A	Junction	66.66	75.10	0.00	100.00	3.83	69.95	5.15	0 00:00	0.00	0.00
R-1A.1	Junction	70.45	74.98	0.00	100.00	3.89	71.20	3.78	0 00:00	0.00	0.00
R1B	Junction	65.97	75.15	0.00	100.00	6.73	69.90	5.25	0 00:00	0.00	0.00
R1B.2	Junction	71.66	74.91	0.00	100.00	6.85	72.82	2.09	0 00:00	0.00	0.00
R2	Junction	71.71	77.15	0.00	100.00	5.14	73.23	3.92	0 00:00	0.00	0.00
R2.1	Junction	73.50	77.21	0.00	100.00	5.14	75.57	1.64	0 00:00	0.00	0.00
S-10	Junction	70.54	75.36	0.00	100.00	9.56	75.73	0.00	0 11:56	0.02	6.00
S-11	Junction	71.79	75.02	0.00	100.00	2.86	75.88	0.00	0 11:55	0.03	8.00
S-12	Junction	71.74	75.36	0.00	100.00	1.73	75.82	0.00	0 11:56	0.01	6.00
S-13	Junction	72.22	75.86	0.00	100.00	0.59	75.82	0.04	0 00:00	0.00	0.00
S-14	Junction	71.75	77.09	0.00	100.00	5.28	76.86	0.23	0 00:00	0.00	0.00
S-15	Junction	72.46	76.81	0.00	100.00	5.08	76.81	0.00	0 11:53	0.00	0.00
S-16	Junction	73.66	75.45	0.00	100.00	3.89	77.20	0.00	0 11:55	0.06	10.00
S-2A	Junction	63.65	69.81	0.00	100.00	20.06	67.14	2.67	0 00:00	0.00	0.00
S-2B	Junction	64.78	71.18	0.00	100.00	22.50	69.24	1.94	0 00:00	0.00	0.00
S-3A	Junction	65.21	73.21	0.00	100.00	19.61	72.41	0.80	0 00:00	0.00	0.00
S-3B	Junction	66.82	73.62	0.00	100.00	17.78	72.91	0.71	0 00:00	0.00	0.00
S-3C	Junction	68.06	75.00	0.00	100.00	17.78	72.67	2.33	0 00:00	0.00	0.00
S-4	Junction	66.33	73.25	0.00	100.00	2.50	73.25	0.00	0 11:55	0.00	0.00
S-6A	Junction	69.02	73.71	0.00	100.00	18.04	73.18	0.53	0 00:00	0.00	0.00
S6-B	Junction	69.06	77.52	0.00	100.00	18.54	73.91	3.61	0 00:00	0.00	0.00
S-7	Junction	69.88	74.89	0.00	100.00	8.03	75.08	0.00	0 11:53	0.01	6.00
S-8	Junction	71.79	74.67	0.00	100.00	2.44	75.16	0.00	0 11:52	0.01	10.00
S-9	Junction	69.78	75.78	0.00	100.00	10.13	74.86	0.92	0 00:00	0.00	0.00
ST-OUT-1	Junction	64.00	73.50	0.00	100.00	39.25	64.73	29.27	0 00:00	0.00	0.00
ST-OUT-2-DOWN	Junction	64.14	70.00	0.00	100.00	27.55	66.00	12.10	0 00:00	0.00	0.00
ST-OUT-2-UP	Junction	64.14	70.00	0.00	100.00	27.55	69.29	8.81	0 00:00	0.00	0.00
OUT-1	Outfall	52.48				46.98	62.12				
POA-2	Outfall	48.71				23.33	49.91				
POA3	Outfall	63.93				3.35	63.93				
CHAMBERS	Storage Node	64.74	73.93	0.00	0.00	36.99	69.59			0.00	0.00

Storage Nodes

Storage Node : CHAMBERS

Input Data

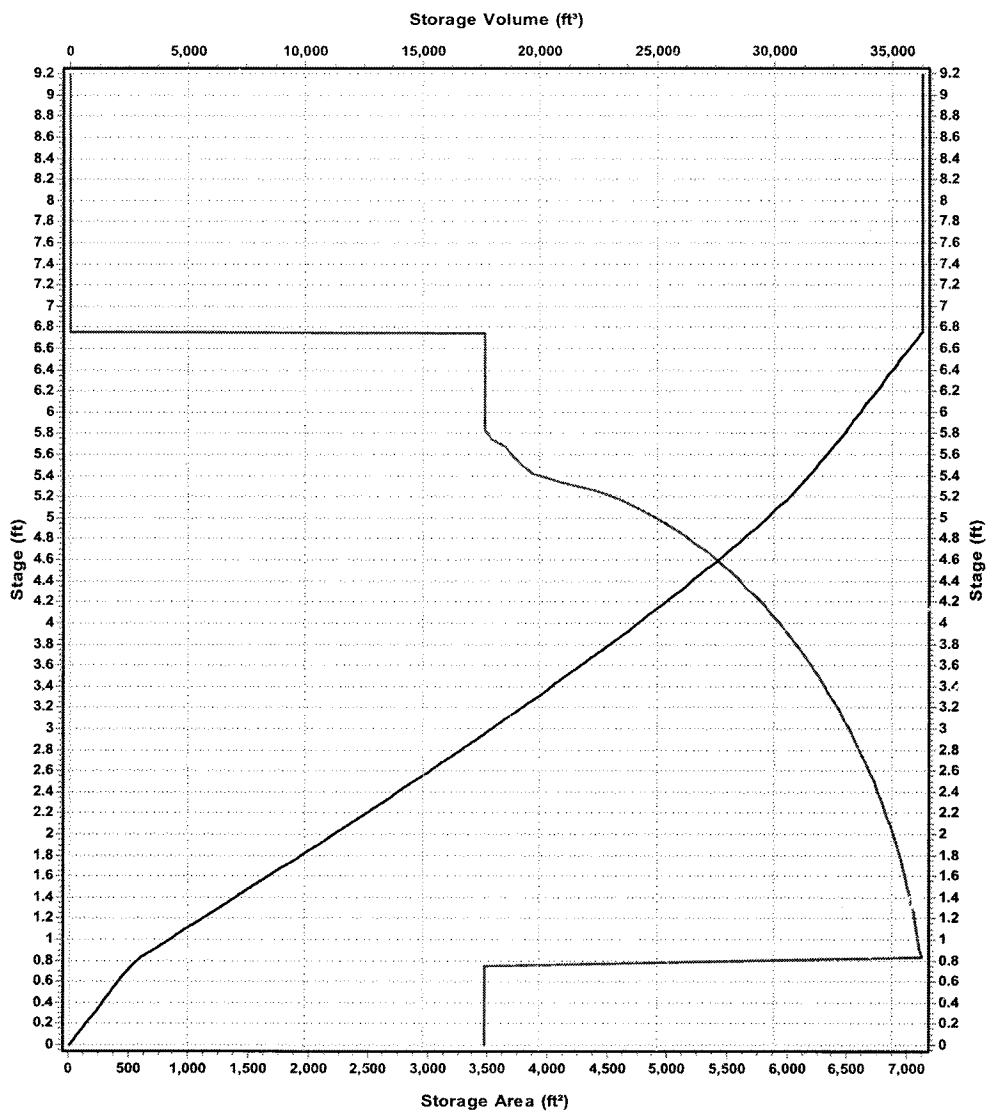
Invert Elevation (ft)	64.74
Max (Rim) Elevation (ft)	73.93
Max (Rim) Offset (ft)	9.19
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-64.74
Ponded Area (ft ²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : CHAMBERS

Stage (ft)	Storage Area (ft ²)	Storage Volume (ft ³)
0	3475.18	0
0.08	3475.18	278.01
0.17	3475.18	590.78
0.25	3475.18	868.79
0.33	3475.18	1146.8
0.42	3475.18	1459.57
0.5	3475.18	1737.58
0.58	3475.18	2015.59
0.67	3475.18	2328.36
0.75	3475.18	2606.37
0.83	7128.56	3030.52
0.92	7109.22	3671.22
1	7097.32	4239.48
1.08	7084.42	4806.75
1.17	7069.87	5443.69
1.25	7055.55	6008.71
1.33	7041.28	6572.58
1.42	7025.2	7205.57
1.5	7008.18	7766.91
1.58	6990.21	8326.85
1.67	6971.15	8955.11
1.75	6951.14	9512
1.83	6930.29	10067.26
1.92	6906.71	10689.92
2	6885.13	11241.59
2.08	6860.87	11791.43
2.17	6835.6	12407.77
2.25	6809.26	12953.56
2.33	6780.96	13497.17
2.42	6753.1	14106.2
2.5	6723.29	14645.26
2.58	6692.19	15181.88
2.67	6658.79	15782.67
2.75	6625.73	16314.05
2.83	6591.05	16842.72
2.92	6554.74	17434.28
3	6517.1	17957.15
3.08	6478.14	18476.96
3.17	6437.43	19058.16
3.25	6395.25	19571.47
3.33	6351.47	20081.34
3.42	6305.89	20650.92
3.5	6258.65	21153.5
3.58	6208.64	21652.19
3.67	6158.47	22208.71
3.75	6105.58	22699.27
3.83	6050.56	23185.52
3.92	5993.34	23727.5
4	5933.5	24204.57
4.08	5871.07	24676.75
4.17	5805.7	25202.2
4.25	5737.1	25663.91
4.33	5665.25	26120

Storage Area Volume Curves



— Storage Area — Storage Volume

Project: Sports Center



Chamber Model -	MC-7200
Units -	Imperial
Number of Chambers -	119
Number of End Caps -	10
Voids in the stone (porosity) -	40 %
Base of Stone Elevation -	64.74 ft
Amount of Stone Above Chambers -	12 in
Amount of Stone Below Chambers -	9 in

Area of system - 8688 sf Min. Area - 7464 sf min. area

StormTech MC-7200 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)	Cumulative System (cubic feet)	Elevation (feet)
81	0.00	0.00	0.00	0.00	289.60	289.60	36254.11	71.49
80	0.00	0.00	0.00	0.00	289.60	289.60	35964.51	71.41
79	0.00	0.00	0.00	0.00	289.60	289.60	35674.91	71.32
78	0.00	0.00	0.00	0.00	289.60	289.60	35385.31	71.24
77	0.00	0.00	0.00	0.00	289.60	289.60	35095.71	71.16
76	0.00	0.00	0.00	0.00	289.60	289.60	34806.12	71.07
75	0.00	0.00	0.00	0.00	289.60	289.60	34516.52	70.99
74	0.00	0.00	0.00	0.00	289.60	289.60	34226.92	70.91
73	0.00	0.00	0.00	0.00	289.60	289.60	33937.32	70.82
72	0.00	0.00	0.00	0.00	289.60	289.60	33647.72	70.74
71	0.00	0.00	0.00	0.00	289.60	289.60	33358.13	70.66
70	0.00	0.00	0.00	0.00	289.60	289.60	33068.53	70.57
69	0.06	0.01	7.07	0.13	286.72	293.92	32778.93	70.49
68	0.19	0.03	22.63	0.34	280.41	303.38	32485.01	70.41
67	0.28	0.05	32.75	0.52	276.29	309.56	32181.63	70.32
66	0.36	0.07	42.51	0.66	272.33	315.50	31872.08	70.24
65	0.46	0.08	54.55	0.83	267.45	322.83	31556.58	70.16
64	0.74	0.11	88.26	1.05	253.87	343.18	31233.75	70.07
63	1.10	0.13	130.47	1.32	236.88	368.67	30890.57	69.99
62	1.32	0.16	156.90	1.61	226.19	384.70	30521.89	69.91
61	1.50	0.19	178.29	1.89	217.53	397.70	30137.19	69.82
60	1.65	0.22	196.88	2.19	209.97	409.04	29739.49	69.74
59	1.79	0.25	213.48	2.47	203.22	419.17	29330.45	69.66
58	1.92	0.28	228.44	2.75	197.12	428.31	28911.28	69.57
57	2.04	0.30	242.45	3.02	191.41	436.88	28482.96	69.49
56	2.15	0.33	255.29	3.28	186.17	444.74	28046.08	69.41
55	2.25	0.35	267.48	3.55	181.19	452.21	27601.34	69.32
54	2.34	0.38	278.83	3.84	176.53	459.20	27149.13	69.24
53	2.43	0.41	289.58	4.09	172.13	465.80	26689.93	69.16
52	2.52	0.44	299.77	4.41	167.93	472.10	26224.13	69.07
51	2.60	0.47	309.47	4.69	163.94	478.09	25752.03	68.99
50	2.68	0.50	318.73	4.95	160.12	483.81	25273.93	68.91
49	2.75	0.52	327.56	5.21	156.49	489.26	24790.13	68.82
48	2.82	0.54	335.99	5.44	153.02	494.46	24300.87	68.74
47	2.89	0.57	344.08	5.67	149.70	499.45	23806.41	68.66
46	2.96	0.59	351.81	5.89	146.52	504.21	23306.97	68.57
45	3.02	0.61	359.23	6.10	143.46	508.80	22802.75	68.49
44	3.08	0.63	366.36	6.32	140.53	513.21	22293.96	68.41
43	3.14	0.64	373.22	6.43	137.74	517.39	21780.75	68.32
42	3.19	0.68	379.82	6.77	134.96	521.55	21263.36	68.24
41	3.25	0.70	386.16	7.00	132.34	525.49	20741.81	68.16
40	3.30	0.72	392.26	7.22	129.80	529.29	20216.32	68.07
39	3.35	0.74	398.13	7.44	127.37	532.94	19687.03	67.99
38	3.39	0.76	403.78	7.64	125.03	536.45	19154.09	67.91
37	3.44	0.79	409.22	7.86	122.77	539.85	18617.64	67.82
36	3.48	0.80	414.46	8.03	120.60	543.09	18077.79	67.74
35	3.53	0.82	419.52	8.20	118.51	546.23	17534.70	67.66
34	3.57	0.84	424.37	8.39	116.49	549.25	16988.47	67.57
33	3.61	0.85	429.06	8.51	114.57	552.14	16439.22	67.49
32	3.64	0.86	433.57	8.60	112.73	554.90	15887.08	67.41
31	3.68	0.89	437.91	8.89	110.87	557.68	15332.18	67.32
30	3.71	0.90	442.08	9.04	109.15	560.27	14774.49	67.24
29	3.75	0.92	446.09	9.17	107.49	562.76	14214.22	67.16
28	3.78	0.92	449.94	9.20	105.94	565.08	13651.46	67.07
27	3.81	0.94	453.63	9.43	104.37	567.44	13086.38	66.99
26	3.84	0.96	457.16	9.56	102.91	569.63	12518.94	66.91
25	3.87	0.97	460.55	9.69	101.50	571.74	11949.31	66.82
24	3.90	0.98	463.79	9.81	100.10	573.76	11377.57	66.74
23	3.92	0.97	466.89	9.71	98.96	575.56	10803.81	66.66
22	3.95	1.00	469.84	10.03	97.65	577.52	10228.25	66.57
21	3.97	1.01	472.66	10.11	96.49	579.26	9650.73	66.49
20	3.99	1.02	475.35	10.20	95.38	580.93	9071.46	66.41
19	4.02	1.03	477.90	10.30	94.32	582.52	8490.53	66.32
18	4.04	1.04	480.31	10.39	93.32	584.02	7908.02	66.24
17	4.06	1.05	482.60	10.46	92.37	585.43	7324.00	66.16
16	4.07	1.05	484.75	10.54	91.48	586.77	6738.57	66.07

TIME OF CONCENTRATION COMPUTATIONS
STORM SEWER SYSTEM

Project Name: Sports and Events Center
Timmons Group Project No. 48463
Date: 10/02/2023
Calculated By: Henry Sells

Roughness Coefficients (Manning's n values)	
Concrete, asphalt, gravel, bare soil	0.013
Plastic pipe	0.011
Short grass	0.15
Woods (light underbrush)	0.40
Weedy natural stream channels	0.10
Clean straight bank	0.03

Assumptions	
Proposed pipe flow depth = 100% of diameter (full-flow)	
Hydraulic Properties for Full Pipes	
12" Circular Pipe	A _s = 0.79 SF P _w = 3.14 FT
15" Circular Pipe	A _s = 1.23 SF P _w = 3.93 FT
18" Circular Pipe	A _s = 1.77 SF P _w = 4.71 FT
24" Circular Pipe	A _s = 3.14 SF P _w = 6.28 FT
30" Circular Pipe	A _s = 4.91 SF P _w = 7.85 FT
36" Circular Pipe	A _s = 7.07 SF P _w = 9.42 FT



2-Year, 24-Hour Precipitation Depth, P₂ = **3.58 in.**
(from NOAA Atlas 14 for Williamsburgh, VA)

Factors of Flow Time	Overland/Sheet Flow (Manning's Kinematic Solution) 100' Maximum				Shallow Concentrated Flow (TR-55 Figure 3-1) Overland Flow > 100' or Gutter Flow				Channelized Flow Ditches/Streams/Pipes Manning's Equation Method				Flow Across Water Bodies (Wave Equation) Wave Flow on Water Surfaces				Total Time of Concentration				
	Manning's n-value	Flow Length (100' max.)	Average Slope	Travel Time	Flow Length	Average Slope	Travel Time	Flow Length	Average Slope	Travel Time	Cross-Sectional Area	Wetted Perimeter	Average Slope	Manning's n-value	Flow Length	Travel Time	Flow Length	Average Depth	Travel Time	Calculated	For Design
EX-1C	1				246	0.004	3.19														
	2																				
	3																				
	4																				
	5																				
EX-1D	1						0.82														
	2																				
	3																				
	4																				
	5																				

Note: All other drainage areas are assumed to have a 5-minute time of concentration to reflect the worst-case scenario. This is appropriate given the relatively small size and/or high impervious percentage of the other watersheds.

TIME OF CONCENTRATION COMPUTATIONS
REFERENCE EQUATIONS

Overland Flow Travel Time (Manning's Kinematic Solution):
 $T_c = \frac{0.007(L)^{0.8}}{(P_2)^{0.5} S^{0.4}}$

Shallow Concentrated Flow Travel Time (TR-55 Paved):

$T_c = \left(\frac{L}{60}\right) \frac{1}{20.328(S)^{0.5}}$

Shallow Concentrated Flow Travel Time (TR-55 Unpaved):
 $T_c = \left(\frac{L}{60}\right) \frac{1}{16.135(S)^{0.5}}$

Channelized Flow Travel Time (Manning's Equation):

$T_c = \left(\frac{L}{60}\right) \left[\left(\frac{1.49}{n}\right) \left(\frac{A_c}{R_w}\right)^{2/3} (S)^{0.5} \right]^{-1}$

Travel Time on Water Surfaces:
 $T_c = \left(\frac{L}{60}\right) \left[\sqrt{32.2 D_m} \right]^{-1}$

☑ 2011 BMP Standards and Specifications

☑ 2013 Draft BMP Standards and Specifications

Project Name: **SPORTS AND EVENTS CENTER**
 Date: **7/5/2023**
 Linear Development Project? No

CLEAR ALL

data input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **10.66** Check: **2013 Draft Stds & Specs**
 Maximum reduction required: **20%** Linear project? No
 The site's net increase in impervious cover (acres) is: **1.91** Land cover areas entered correctly?
 Post-Development TP Load Reduction for Site (lb/yr): **6.63** Total disturbed area entered?

Pre-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed forest/open space		0.02	2.33	0.60	2.95
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed			1.31	0.27	1.58
Impervious Cover (acres)			5.34	0.79	6.13
					10.66

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.02		2.03	0.57	2.62
Impervious Cover (acres)			5.95	1.02	6.94
Area Check	OK	OK	OK	OK	10.66

Constants	Runoff Coefficients (Rv)			
	A Soils	B Soils	C Soils	D Soils
Annual Rainfall (inches)	43			
Target Rainfall Event (inches)	1.00			
Total Phosphorus (TP) EMC (mg/L)	0.25			
Total Nitrogen (TN) EMC (mg/L)	1.86			
Target TP Load (lb/acre/yr)	0.41			
Pf (unitless correction factor)	0.90			

LAND COVER SUMMARY -- PRE-REDEVELOPMENT				
Pre-Development	Listed	Adjusted ¹	Final Post-Development	Final Post-Dev Site Rv
Forest/Open Space Cover (acres)	2.95	1.04	0.00	0.77
Weighted Rv(forest)	0.04	0.04	0.00	
% Forest	28%	32%	0%	
Managed Turf Cover (acres)	1.58	1.58	2.62	0.77
Weighted Rv(turf)	0.23	0.23	0.73	
% Managed Turf	15%	18%	25%	
Impervious Cover (acres)	6.13	6.13	6.94	0.77
Rv(impervious)	0.95	0.95	0.95	
% Impervious	58%	74%	75%	
Total Site Area (acres)	10.66	1.75	10.66	
Site Rv	0.89	0.71	0.77	

LAND COVER SUMMARY -- POST DEVELOPMENT				
Post-Development	Final Post-Development	Post-Development	Final Post-Development	Final Post-Dev Site Rv
Forest/Open Space Cover (acres)	0.00	0.00	0.00	0.77
Weighted Rv(forest)	0.00	0.00	0.00	
% Forest	0%	0%	0%	
Managed Turf Cover (acres)	2.62	2.62	2.62	0.77
Weighted Rv(turf)	0.23	0.23	0.23	
% Managed Turf	20%	20%	20%	
ReDev. Impervious Cover (acres)	6.13	6.13	6.13	0.77
Rv(impervious)	0.95	0.95	0.95	
% Impervious	70%	70%	70%	
Total ReDev. Site Area (acres)	8.75	8.75	8.75	
ReDev Site Rv	0.73	0.73	0.73	

Treatment Volume and Nutrient Load		
Pre-Development	Final Post-Development	Post-Development
Pre-Development Treatment Volume (acre-ft)	0.5253	0.5186
Pre-Development Treatment Volume (cubic feet)	22,880	22,592
Pre-Development TP Load (lb/yr)	14.38	14.19
Pre-Development TP Load per acre (lb/acre/yr)	1.35	1.17
Relative TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-development area excluding pervious land proposed for new impervious cover)		3.59

Treatment Volume and Nutrient Load		
Final Post-Development	Post-Development	Post-Development
Final Post-Development Treatment Volume (acre-ft)	0.6859	0.5347
Final Post-Development Treatment Volume (cubic feet)	29,879	23,292
Final Post-Development TP Load (lb/yr)	18.77	14.63
Final Post-Development TP Load per acre (lb/acre/yr)	1.76	1.67
Max. Reduction Required (below Pre-Development Load)		20%

¹ Adjusted Total Cover Summary: Pre-Development land cover minus pervious land cover (forest/open space or managed turf) is applied to new impervious cover.
 Adjusted total change is consistent with Post-Development coverage (minus amount of new pervious cover).
 Relative TP Load reduction requirement for new impervious cover based on new development load limit (0.41 lb/acre/yr).

TP Load Reduction Required for Redeveloped Area (lb/yr)		TP Load Reduction Required for New Impervious Area (lb/yr)	
3.28		3.36	

Post-Development Requirement for Site Area	
TP Load Reduction Required (lb/yr)	6.63

Nitrogen Loads (Informational Purposes Only)			
Pre-Development TN Load (lb/yr)	102.84	Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	134.30

TOTAL IMPERVIOUS COVER TREATED (sq ft)	1,325
TOTAL MANAGED TURF AREA TREATED (sq ft)	3,200
TOTAL NITROGEN REDUCTION IN D.A. A (lb/yr)	0
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)	6.97
TOTAL PHOSPHORUS REMOVAL WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	6.97
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS	

TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)	0
TOTAL NITROGEN REMOVAL WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL NITROGEN REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS	

10. Wet Pond (for RB)

10.a. Wet Pond #1 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10.b. Wet Pond #2 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

11. Filtering Practices (for RB)

11.a. Filtering Practice #1 (Spec #2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11.b. Filtering Practice #2 (Spec #3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

12. Combed Wetland (for RB)

12.a. Combed Wetland #1 (Spec #3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12.b. Combed Wetland #2 (Spec #3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

13. Wet Pond (for RB)

13.a. Wet Pond #1 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13.b. Wet Pond #2 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

14. Manufactured Wetland (for RB)

14.a. Manufactured Wetland #1 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14.b. Manufactured Wetland #2 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14.c. Manufactured Wetland #3 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

15. Wet Pond (for RB)

15.a. Wet Pond #1 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.b. Wet Pond #2 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15.c. Wet Pond #3 (Spec #1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TOTAL IMPERVIOUS COVER TREATED (sq ft) 1,325 AREA CHECK: OK
 TOTAL MANAGED TURF AREA TREATED (sq ft) 3,200 AREA CHECK: OK
 TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) 6.97

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 6.97
 TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
 TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
 TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 6.97

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
 NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
 TOTAL NITROGEN REMOVED IN D.A. A (lb/yr) 0.00

11. Wet Pond (for RB)

11.a. Wet Pond #1 (Spec #1)	25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.b. Wet Pond #2 (Spec #1)	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.c. Wet Pond #3 (Spec #1)	40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

12. Filtering Practices (for RB)

12.a. Filtering Practice #1 (Spec #2)	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.b. Filtering Practice #2 (Spec #3)	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.c. Filtering Practice #3 (Spec #3)	40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

13. Combed Wetland (for RB)

13.a. Combed Wetland #1 (Spec #3)	25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13.b. Combed Wetland #2 (Spec #3)	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13.c. Combed Wetland #3 (Spec #3)	40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

14. Wet Pond (for RB)

14.a. Wet Pond #1 (Spec #1)	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14.b. Wet Pond #2 (Spec #1)	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14.c. Wet Pond #3 (Spec #1)	40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

15. Manufactured Wetland (for RB)

15.a. Manufactured Wetland #1 (Spec #1)	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15.b. Manufactured Wetland #2 (Spec #1)	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15.c. Manufactured Wetland #3 (Spec #1)	40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

16. Wet Pond (for RB)

16.a. Wet Pond #1 (Spec #1)	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.b. Wet Pond #2 (Spec #1)	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.c. Wet Pond #3 (Spec #1)	40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (sq ft) 1,325 AREA CHECK: OK
 TOTAL MANAGED TURF AREA TREATED (sq ft) 3,200 AREA CHECK: OK
 TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) 6.97

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 6.97
 TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
 TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
 TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 6.97

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
 NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
 TOTAL NITROGEN REMOVED IN D.A. A (lb/yr) 0.00

TOTAL NITROGENS AVAILABLE FOR REMOVAL IN O.A. B.I./YR: 13.8
 TOTAL NITROGEN REMOVED WITH RAINFALL REDUCTION PRACTICES IN O.A. B.I./YR: 13.8
 TOTAL NITROGENS REMOVED WITH RAINFALL REDUCTION PRACTICES IN O.A. B.I./YR: 0.0
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10. Wet Swath (Cont'd) (see 10)		11. Wet Swath (Cont'd) (see 11)		12. Wet Swath (Cont'd) (see 12)		13. Wet Swath (Cont'd) (see 13)		14. Wet Swath (Cont'd) (see 14)		15. Wet Swath (Cont'd) (see 15)		16. Wet Swath (Cont'd) (see 16)		17. Wet Swath (Cont'd) (see 17)		18. Wet Swath (Cont'd) (see 18)		19. Wet Swath (Cont'd) (see 19)		20. Wet Swath (Cont'd) (see 20)		21. Wet Swath (Cont'd) (see 21)		22. Wet Swath (Cont'd) (see 22)		23. Wet Swath (Cont'd) (see 23)		24. Wet Swath (Cont'd) (see 24)		25. Wet Swath (Cont'd) (see 25)		26. Wet Swath (Cont'd) (see 26)		27. Wet Swath (Cont'd) (see 27)		28. Wet Swath (Cont'd) (see 28)		29. Wet Swath (Cont'd) (see 29)		30. Wet Swath (Cont'd) (see 30)		31. Wet Swath (Cont'd) (see 31)		32. Wet Swath (Cont'd) (see 32)		33. Wet Swath (Cont'd) (see 33)		34. Wet Swath (Cont'd) (see 34)		35. Wet Swath (Cont'd) (see 35)		36. Wet Swath (Cont'd) (see 36)		37. Wet Swath (Cont'd) (see 37)		38. Wet Swath (Cont'd) (see 38)		39. Wet Swath (Cont'd) (see 39)		40. Wet Swath (Cont'd) (see 40)		41. Wet Swath (Cont'd) (see 41)		42. Wet Swath (Cont'd) (see 42)		43. Wet Swath (Cont'd) (see 43)		44. Wet Swath (Cont'd) (see 44)		45. Wet Swath (Cont'd) (see 45)		46. Wet Swath (Cont'd) (see 46)		47. Wet Swath (Cont'd) (see 47)		48. Wet Swath (Cont'd) (see 48)		49. Wet Swath (Cont'd) (see 49)		50. Wet Swath (Cont'd) (see 50)																			
10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	10.10	10.11	10.12	10.13	10.14	10.15	10.16	10.17	10.18	10.19	10.20	10.21	10.22	10.23	10.24	10.25	10.26	10.27	10.28	10.29	10.30	10.31	10.32	10.33	10.34	10.35	10.36	10.37	10.38	10.39	10.40	10.41	10.42	10.43	10.44	10.45	10.46	10.47	10.48	10.49	10.50	10.51	10.52	10.53	10.54	10.55	10.56	10.57	10.58	10.59	10.60	10.61	10.62	10.63	10.64	10.65	10.66	10.67	10.68	10.69	10.70	10.71	10.72	10.73	10.74	10.75	10.76	10.77	10.78	10.79	10.80	10.81	10.82	10.83	10.84	10.85	10.86	10.87	10.88	10.89	10.90	10.91	10.92	10.93	10.94	10.95	10.96	10.97	10.98	10.99	10.100

TOTAL NITROGENS AVAILABLE FOR REMOVAL IN O.A. B.I./YR: 13.8
 TOTAL NITROGEN REMOVED WITH RAINFALL REDUCTION PRACTICES IN O.A. B.I./YR: 13.8
 TOTAL NITROGENS REMOVED WITH RAINFALL REDUCTION PRACTICES IN O.A. B.I./YR: 0.0
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TOTAL NITROGENS AVAILABLE FOR REMOVAL IN O.A. B.I./YR: 13.8
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 TOTAL NITROGENS REMOVED WITH RAINFALL REDUCTION PRACTICES IN O.A. B.I./YR: 0.0

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Project Title: Williamsburg Sports Center

Date: 4/5/12

Total Rainfall (in):	43
Total Disturbed Acreage:	10.66

Site Land Cover Summary

Pre-Redevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.02	2.33	0.60	2.95	28
Managed Turf (acres)	0.00	0.00	1.31	0.27	1.58	15
ImperVIOUS Cover (acres)	0.00	0.00	5.34	0.79	6.13	58
					10.66	100

Post-Redevelopment Land Cover (acres)

	K soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.02	2.03	0.57	2.62	25
ImperVIOUS Cover (acres)	0.00	0.00	6.95	1.09	8.04	75
					10.66	100

Site T_v and Land Cover Nutrient Loads

	Final Post-Development (Post-Redevelopment & New ImperVIOUS)	Post-Redevelopment	Post-Development (New ImperVIOUS)	Adjusted Pre-Redevelopment
Site R _v	0.77	0.73	0.95	0.71
Treatment Volume (ft ³)	29,879	23,292	6,587	22,592
TP Load (lb/yr)	18.77	14.63	4.14	14.19

Pre-Redevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-Redevelopment TP Load per acre (lb/acre/yr)
1.62	1.76	1.67

Total TP Load Reduction Required (lb/yr)	6.63	3.28	3.36
--	------	------	------

	Final Post-Development Load (Post-Redevelopment & New ImperVIOUS)	Pre-Redevelopment
TN Load (lb/yr)	134.30	102.84

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.71	0.99	0.85	0.07	0.00	2.62
Impervious Cover (acres)	2.83	0.00	4.81	0.38	0.00	8.02
Total Area (acres)	3.54	0.99	5.66	0.45	0.00	10.64

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.00	0.00	4.34	0.00	0.00	4.34
TN Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Version 2.8 - June 2014 - 2011 BMP Sids & Specs

- 1 Fixed summary sheet - totals /percentage column fixed
- 2 Corrected nitrogen efficiency percentages
- 3 Corrected the RV value in column J for managed turf
- 4 Checked and revised runoff reduction credit values assigned

Version 3.0 - 2011 and draft 2013 BMP Sids & Specs

General

- 1 Added error checks and user prompts to Site tab, DA tabs, and Runoff Volume and CN tab for data input errors.
- 2 Various format changes throughout the spreadsheet.
- 3 Combined 2011 and 2013 BMP spreadsheets into one spreadsheet with a user selection option included in Site tab.
- 4 User input cell color changed from cyan blue to green; calculation cells changed from mid-grey to light grey; and added final result cell in indigo.

Site tab

- 5 Locked annual rainfall of 43 inches for use throughout Virginia since regulatory site based TP load limit is based on this value.
- 6 Corrected error in formula for total phosphorus load reduction requirement. Previous formula was inconsistent with 9VAC25-870-63 A.2 and under certain circumstances provided erroneous TP load reduction requirement for development on prior developed lands.
- 7 Added button and shortcut (Ctrl+Shift+R) to clear user inputs from all worksheets.
- 8 Added shortcut (Ctrl+Shift+D) to clear land cover data from Site tab.
- 9 Added TP Baseline Load for adjusted pre-redevelopment portion (cell C68).
- 10 Added note (triggered to appear when applicable) below "Land Cover Summary for Redevelopment" - indicating that reduction below baseline TP load (<0.4 lbs/acre) not required as per 9VAC25-870-63.
- 11 Added error messages when data input areas incomplete or not entered correctly.
- 12 Conditional formatting (Summary sections grayed out) when input information incomplete or *r*-correct.
- 13 Added Pre-redevelopment and Post-development load in lbs/acre^{yr} (row 57) for additional comparison purposes
- 14 Corrected error in excel formula for new impervious cover RV.
- 15 Corrected errors in excel formula for total site area and RV's in redevelopment portion: error appeared when soil types change between pre-redevelopment and post-development with no net increases in impervious increase.
- 16 Added section for Final Post-Development to Land Cover Summaries to show combination of redevelopment portion and new net impervious cover portion.
- 17 Added informational section in blue (columns B to F; rows 12-14) and input/error guide (columns H to K; rows 12-14) to indicate to users upfront when new net impervious cover is being triggered, when 10 or 20% reductions are being utilized, and when data entry is completed correctly.
- 18 Added data entry instruction when user inputs blank (row 8).
- 19 Added option for linear development projects (row 6, and cells D64-G64)
- 20 Removed "protected" from pre-redevelopment land cover type forestopen space since this is only required in post-development. (08/22/2017)
- 21 Added error notification to side error notes if total disturbed acreage entered is greater than post-development area entered. (08/22/2017)

D.A. tabs

- 22 Added MTDs: Hydrodynamic, Filing, Generic.
- 23 Added "Total BMP Treatment Volume (ft³)" column.
- 24 Rearranged previous Turf and Impervious input rows to adjacent cells in same row so each practice now located on 1 row only.
- 25 Consolidated BMP Practice heading and added (RR or no RR tabs) to each practice to identify those with and without Runoff Reduction.
- 26 Added "Total Phosphorus Available for Removal in D.A. - (lbs)"
- 27 Added button to clear BMP credit areas entered for each practice.
- 28 Added user prompts to assist with user-input Rainwater Harvesting runoff reduction credit, and MTDs.
- 29 Renamed Credit and Phosphorus/Nitrogen Efficiency column headers to Runoff Removal Credit and Phosphorus/Nitrogen Removal Efficiency for clarity.
- 30 Removed "RR" from Column headings referring to runoff volume and TP load from upstream practices (which may be RR or non-RR practices).
- 31 Renamed "10. Wet Swale (Coastal Plain)" to "16. Wet Swale" in BMP heading in order to improve clarity. The practice is well suited for but not limited to the Coastal Plain.
- 32 Renamed "14. Manufactured BMPs" section heading to "14. Manufactured Treatment Device's for consistency with Virginia BMP Clearinghouse.
- 33 Added "Micro-Bioremediation #1" and "Micro-Bioremediation #2" to Bioremediation headings (6.a and 6.b on tab, respectively) from Spec 9.
- 34 Replaced zero values from all data entry cells with blank cells, blocked out calculation and data entry cells where input or calculations are not applicable.

Water Quality Compliance tab

- 35 Optimized and reorganized for improved information output.
- 36 Added "Runoff Reduction Volume and TP By Drainage Area".
- 37 Added section for linear development projects (rows 21-26)

Runoff Volume and CN tab

- 38 Reorganized and renamed Channel and Flood Protection tab to Runoff Volume and CN to more accurately reflect information provided.
- 39 Added user notes regarding limitations of Runoff Volume and CN tab for water quantity calculations.
- 40 Renamed CN_{weighted} to CN_{0.4x3} for the CNs based on soils and land cover types for each drainage area

Summary tab

- 41 Added "Print Preview" button.
- 42 Fixed runtime error in Summary tab update macro.
- 43 Added "BMP Treatment Volume", "TP Load from Upstream practice", "TP Removed" and "TP remaining" columns to Summary tab.
- 44 Optimized macro efficiency and eliminated screen updating/flushing during macros.
- 45 Corrected Summary tab macro -Turf missing routine missing ">"
- 46 Added additional pre and post site data onto Summary tab.
- 47 Added Error Summary Table to Summary tab (appears only if errors on Site tab or Drainage Area tabs are present)
- 48 Expanded and improved Runoff Coefficient and CN calculation section.
- 49 Added summary information for linear projects, only populates if applicable.
- 50 Macro glitch with MS Excel 2016 corrected (08/22/2017)
- 51 Added Project Title and Date from Site tab. (8/22/2017)

HRSD Sanitary Sewer Flow Calculations Worksheet

Applicants with projects generating sanitary sewer flow must use this worksheet to calculate flows and submit to HRSD Development Services using the email link: developrequest@hrsd.com

Project Name: Sports and Events Center

Pump Station Replacements - Upgrades - Modifications projects

HRSD shall certify a pump station based on metered data if available. In absence of metered data, water consumption data shall be used instead. If there is a future flow component in the calculations for the catchment, please use the worksheet below.

PS No:	
PS Name:	
Pump Station Catchment Basin	
Avg. Dry Weather Flow gpd	Avg. Wet Weather Flow gpm
gpd	gpm
gpd	gpm
gpd	gpm
Sub-totals:	Sub-totals:

Proposed Development

Please use the table below to calculate sanitary sewer flows for your project

Land Use	Contributing Unit Type	Flow (gpd/Unit)	Flow Duration (hours)	Peak Factor
Residential				
Single Family Homes, Trailers, Apartments, Condos, Townhomes, Duplexes	Residential Dwelling	310	24	2.5
Medical Facilities				
Hospitals	Medical Bed	300	24	3
Nursing Homes & Assisted Living	Gross SF	160	24	3
Funeral Homes	Gross SF	0.25	12	3
Medical Office Building	Gross SF	0.25	12	3
Tourism Facilities				
Motels & Hotels	Room	130	24	3
Educational Facilities				
High School (w/ showers)	Student / Faculty	15	8	3
Elementary & Middle School		10	8	3
College/University Campus & Day Care		10	12	3
Boarding Schools		75	16	3
Recreational Facilities				
Picnic Areas, Parks & Amusement Parks	Person	5	12	3
Movie Theater	Seat	2.5	12	3
Religious Assembly	Seat	2.5	6	3
Campground / Cabins	Camping site	100	24	3
Dining / Eatery Facilities				
Restaurants	Seat	30	16	3
Service & Retail Facilities				
Shopping Mall & Retail Shops	Gross SF	0.2	12	3
Convenient Store		0.3	24	3
Office Building, Storage Units Office		0.1	12	3
Fitness Center		0.1	16	3
Service Stations		0.4	16	3
Laundromats	Machine	500	16	3
Industrial Facilities				
Heavy Industrial	Gross SF	0.35	16	3
Light Industrial		0.1	16	3
Warehouse		0.05	24	3

Enter No. of Units	Avg. Flow (gpd)	Avg. Flow (gpm)	Peak Flow (gpd)	Peak Flow (gpm)
Sub-Totals:	7,200	10.00	21,600	30.00

Future Growth Flow Calculations

Land use	Contributing Unit Type	Enter Flow (gpd/Unit)	Flow Duration (hrs)	Peak Factor
Residential				
Single Family Homes, Trailers, Apartments, Condos, Townhomes, Duplexes	Residential Dwelling	310	24	2.5
Commercial				
Medical, Tourism, Educational, Recreational, Dining, Service & Retail Facilities	Acres	1,000.00	24	3
Industrial				
Heavy & Light Industrial, Manufacturing, Warehouses	Acres	1,000.00	24	3

Enter No. of Units	Avg. Flow (gpd)	Avg. Flow (gpm)	Peak Flow (gpd)	Peak Flow (gpm)
Sub-totals:				
Grand Totals:	7,200	10.00	21,600	30.00

NOTE: Enter the number of units as indicated in the appropriate land use to calculate project design flows. Under the Future Growth Flow Calculations section, you may edit the default values for the flow factor (gpd/Unit) based on best engineering practices.

Comments:

Applicant's Name: Chris Aebel

Phone No: 757-213-6679

Email: chris.aebel@timmons.com

Williamsburg Sports and Events Center

10/20/2023

Existing Sanitary Sewer Capacity

Structure	Rim	12" Inv (in)	12" Inv (out)	Length	Slope	Capacity (gpm)	Velocity (fps)
1-2	75.22	65.12	65.02	210	0.84%	1470	4.17
2-3	73.91	63.25	62.68	303	0.99%	1602	4.54
3-4	72.08	59.69	59.59	365	1.58%	2064	5.85
4-5	65.18	53.83	53.58	505	0.51%	643	2.63
5-6	70.35	51.00	51.00	95	0.18%	636	1.81
6-7	68.85	50.83	50.63	115	0.10%	476	1.35
7-8	68.42	50.51	50.43	110	0.23%	726	2.06
8-9	68.16	50.18	50.06	87	1.87%	2262	6.42
9-10	68.10	48.43	48.04	122	0.44%	1038	2.95
10-11	62.69	47.50	46.47	185	0.84%	1464	4.16
11-12	55.04	44.92	44.87	332	3.85%	3342	9.48
12-13	42.37	32.09	32.07	48	1.15%	1734	4.93
13-14	40.45	31.52	30.97	164	0.82%	1452	4.12
14	35.23	29.62					

NEEDED FIRE FLOW CALCULATIONS

PER 2015 INTERNATIONAL FIRE CODE (IFC)



Project Name: Sports and Events Center

Timmons Group Project No. 48463

Date: 10/12/2023

Calculated By: L. Epps

Data Input		Notes and Descriptions
Building Construction Type	Type IIB	Per International Building Code (IBC)
Building Sprinkler System	Yes	Full Automatic
Fire Area	200,000 SF	Building Gross Square Footage
Minimum Required Fire Flow	8,000 GPM	Per IFC Table B105.1(2) - Refer to next page
Allowable Sprinkler Reduction	75%	Per IFC Table B105.2 - Refer to next page
Calculated Fire Flow	2,000 GPM	Refer to IFC tables on next page

Results		Notes and Descriptions
Adjusted Needed Fire Flow (NFF)	2,000 GPM	For commercial properties
Flow Duration	4 HR	Per IFC Table B105.1(2) - Refer to next page
Minimum Number of Hydrants	2	Assumes 1,000 GPM maximum per hydrant

PLUMBING CALCULATIONS



Date: 10/11/2023
 Computed By: RMF
 Checked By: RMF

Project Name: WM Sports
 Project Location: Williamsburg, VA
 Project Number: 10038

WATER SERVICE CALCULATIONS

Building Type: **Commercial Kitchen**

Fixture No.	Fixture Description	Quantity	Supply Fixture Units	
			SFU's	Total
1	Lavatory, Private	48	0.7	33.6
7	Kitchen Sink-Public	1	4	4
10	Shower-Private	2	1.4	2.8
13	Mop Receptor	3	3	9
14	Water Closet-FV	57	6	342
16	Urinal-FV	8	5	40
19	Electric Water Cooler	10	0.25	2.5
20	Wall Hydrant	8	3	24
29	Triple Pot Sink	1	8	8
30	Hand Sink	2	2	4
31	Pre-Rinse Faucet	1	3	3
32	Worktable w/ Sink	1	2	2
34	Dishmachine	1	10	10
39	Ice Machine	1	2	2
41	Coffee Machine	1	2	2
43	Iced Tea Brewer	1	2	2
44	Wash Hose	1	4	4
48	Dish Soak Sink	1	3	3
51	Soda Fountain	4	1	4
53	Glass Washer	1	4	4
Total Supply Fixture Units (SFU):				506

WATER METER SIZING COMPUTATIONS

PROPOSED BUILDING

Per AWWA-M22 Meter Design Worksheet



Project Name: Sports and Events Center

Timmons Group Project No. 48463

Date: 10/13/2023

Calculated By: L. Epps

AWWA WATER METER STANDARDS (TABLE 6-1)

Meter	Minimum Flow Rate (gpm)	Low Normal Flow Rate (gpm)	Change-over Range (Compound Meters)	High Normal Flow Rate (gpm)	Maximum Flow Rate (gpm)	Head Loss at Maximum Flow (psi)
Positive Displacement						
1/2 in.	0.25	1	N/A	7.5	15	15
3/8 in.	0.25	1		10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5	N/A	50	100	15
2 in.	2	8		80	160	15
Multijet						
3/8 in.	0.25	1	N/A	10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5		50	100	15
2 in.	2.0	8		80	160	15
Turbine class 1						
3/4 in.	1.5	N/A	N/A	20	30	15
1 in.	2			35	50	15
1 1/2 in.	3			65	100	15
2 in.	4			100	160	15
3 in.	6			220	350	15
4 in.	8			420	630	15
6 in.	15			865	1,300	15
Turbine class 2						
1 1/2 in.	4	N/A	N/A	80	120	7
2 in.	4			100	160	7
3 in.	8			240	350	7
4 in.	15			420	630	7
6 in.	30			920	1,400	7
8 in.	50			1,600	2,490	7
10 in.	75			2,500	3,800	7
12 in.	120			3,300	5,000	7
14 in.	150			5,200	7,500	7
16 in.	200			6,500	10,000	7
18 in.	250			8,500	12,500	7
20 in.	300			10,000	15,000	7
Compound						
2 in.	0.25	2	20	80	160	20
3 in.	0.5	4	23	160	320	20
4 in.	0.75	6	28	250	500	20
6 in.	1.5	10	32	500	1,000	20
8 in.	2	16	50	800	1,600	20
Singlejet						
1 1/2 in.	0.5	1.5	N/A	50	100	15
2 in.	0.5	2.0		80	160	15
3 in.	0.5	2.5		160	320	15
4 in.	0.75	3.0		250	500	15
6 in.	1.5	4.0		500	1000	15

Source: Data are drawn from AWWA Standards C700, C701, C702, C708, C710, and C712, of latest revision as of December 2002.
N/A = not applicable.

SPORTS AND EVENTS CENTER

Pump Definition Detailed Report: Flow Test

Element Details

ID	68	Notes
Label	Flow Test	

Pump Definition Type

Pump Definition Type	Standard (3 Point)	Design Head	143.03 ft
Shutoff Flow	0.0000 gpm	Maximum Operating Flow	2,739.0000 gpm
Shutoff Head	170.72 ft	Maximum Operating Head	46.14 ft
Design Flow	1,216.0000 gpm		

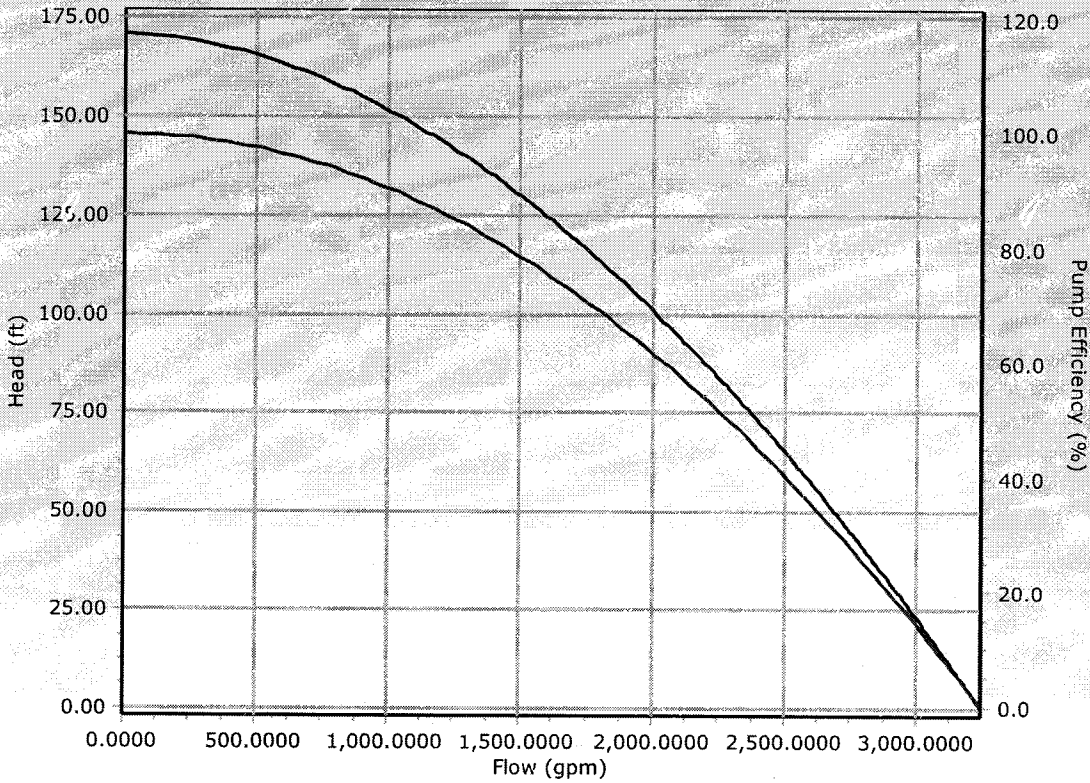
Pump Efficiency Type

Pump Efficiency Type	Best Efficiency Point	Motor Efficiency	100.0 %
BEP Efficiency	100.0 %	Is Variable Speed Drive?	False
BEP Flow	0.0000 gpm		

Transient (Physical)

Inertia (Pump and Motor)	0.000 lb·ft ²	Specific Speed	SI=25, US=1280
Speed (Full)	0 rpm	Reverse Spin Allowed?	True

Graph



Scenario: Maximum Day

Junction Table - Time: 0.00 hours

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure Head (ft)	Pressure (psi)
J-1	70.17	0.0000	239.26	169.09	73
J-2	68.20	0.0000	239.06	170.86	74
J-3	73.66	0.0000	238.85	165.19	71
J-4	72.70	0.0000	238.85	166.15	72
J-5	72.73	0.0000	238.85	166.12	72
J-6	73.60	0.0000	238.83	165.23	71
J-7	74.86	0.0000	238.71	163.85	71
J-8	77.25	153.0000	216.33	139.08	60
J-9	73.50	0.0000	238.83	165.33	72
J-10	75.74	110.5000	238.73	162.99	71

Pipe Table - Time: 0.00 hours

Label	Length (ft)	Start Node	Stop Node	Diameter (in)	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss (Minor) (ft)	Status (Initial)
P-1	1	R-1	PMP-1	72.0	150.0	263.5012	0.02	0.00	0.00	Open
P-2	1	PMP-1	J-1	72.0	150.0	263.5011	0.02	0.00	0.00	Open
P-3	813	J-1	J-2	12.0	120.0	263.5010	0.75	0.20	0.00	Open
P-4	345	J-2	J-3	10.0	120.0	263.5010	1.08	0.21	0.00	Open
P-5	453	J-4	J-3	10.0	120.0	-0.0005	0.00	0.00	0.00	Open
P-6	14	J-5	J-4	10.0	120.0	-0.0001	0.00	0.00	0.00	Open
P-7	10	J-4	H-1	6.0	120.0	0.0001	0.00	0.00	0.00	Open
P-8	24	J-3	J-6	10.0	120.0	263.5004	1.08	0.01	0.00	Open
P-9	45	J-6	J-7	6.0	120.0	153.0000	1.74	0.12	0.00	Open
P-10	17	J-7	GPV-1	4.0	120.0	153.0000	3.91	0.32	0.00	Open
P-11	21	J-6	J-9	10.0	120.0	110.5004	0.45	0.00	0.00	Open
P-11	71	GPV-1	J-8	4.0	120.0	153.0000	3.91	1.36	0.00	Open
P-12	11	J-9	H-2	6.0	120.0	0.0001	0.00	0.00	0.00	Open
P-13	827	J-9	GPV-2	10.0	120.0	110.5002	0.45	0.10	0.00	Open
P-14	19	GPV-2	J-10	10.0	120.0	110.5000	0.45	0.00	0.00	Open

Reservoir Table - Time: 0.00 hours

Label	Elevation (ft)	Hydraulic Grade (ft)	Flow (In net) (gpm)	Flow (Out net) (gpm)
R-1	70.17	70.17	-263.5012	263.5012

Pump Table - Time: 0.00 hours

Label	Elevation (ft)	Pump Definition	Status (Initial, Transient)	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
PMP-1	69.17	Flow Test	On	70.17	239.26	263.5012	169.09

Scenario: Maximum Day w/ Fire

Reservoir Table - Time: 0.00 hours

Label	Elevation (ft)	Hydraulic Grade (ft)	Flow (In net) (gpm)	Flow (Out net) (gpm)
R-1	70.17	70.17	-263.5012	263.5012

Pump Table - Time: 0.00 hours

Label	Elevation (ft)	Pump Definition	Status (Initial, Transient)	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
PMP-1	69.17	Flow Test	On	70.17	239.26	263.5012	169.09

Scenario: Peak Hour

Junction Table - Time: 0.00 hours

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure Head (ft)	Pressure (psi)
J-1	70.17	0.0000	232.94	162.77	70
J-2	68.20	0.0000	231.95	163.75	71
J-3	73.66	0.0000	230.93	157.27	68
J-4	72.70	0.0000	230.93	158.23	68
J-5	72.73	0.0000	230.93	158.20	68
J-6	73.60	0.0000	230.86	157.26	68
J-7	74.86	0.0000	230.27	155.41	67
J-8	77.25	360.0000	147.57	70.32	30
J-9	73.50	0.0000	230.85	157.35	68
J-10	75.74	260.0000	230.35	154.61	67

Pipe Table - Time: 0.00 hours

Label	Length (ft)	Start Node	Stop Node	Diameter (in)	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	Headloss (Minor) (ft)	Status (Initial)
P-1	1	R-1	PMP-1	72.0	150.0	620.0012	0.05	0.00	0.00	Open
P-2	1	PMP-1	J-1	72.0	150.0	620.0011	0.05	0.00	0.00	Open
P-3	813	J-1	J-2	12.0	120.0	620.0010	1.76	0.99	0.00	Open
P-4	345	J-2	J-3	10.0	120.0	620.0010	2.53	1.02	0.00	Open
P-5	453	J-4	J-3	10.0	120.0	-0.0004	0.00	0.00	0.00	Open
P-6	14	J-5	J-4	10.0	120.0	-0.0003	0.00	0.00	0.00	Open
P-7	10	J-4	H-1	6.0	120.0	0.0003	0.00	0.00	0.00	Open
P-8	24	J-3	J-6	10.0	120.0	620.0004	2.53	0.07	0.00	Open
P-9	45	J-6	J-7	6.0	120.0	360.0000	4.08	0.59	0.00	Open
P-10	17	J-7	GPV-1	4.0	120.0	360.0000	9.19	1.55	0.00	Open
P-11	21	J-6	J-9	10.0	120.0	260.0004	1.06	0.01	0.00	Open
P-11	71	GPV-1	J-8	4.0	120.0	360.0000	9.19	6.66	0.00	Open
P-12	11	J-9	H-2	6.0	120.0	0.0001	0.00	0.00	0.00	Open
P-13	827	J-9	GPV-2	10.0	120.0	260.0002	1.06	0.49	0.00	Open
P-14	19	GPV-2	J-10	10.0	120.0	260.0000	1.06	0.01	0.00	Open

Reservoir Table - Time: 0.00 hours

Label	Elevation (ft)	Hydraulic Grade (ft)	Flow (In net) (gpm)	Flow (Out net) (gpm)
R-1	70.17	70.17	-620.0012	620.0012

Pump Table - Time: 0.00 hours

Label	Elevation (ft)	Pump Definition	Status (Initial, Transient)	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
PMP-1	69.17	Flow Test	On	70.17	232.94	620.0012	162.77



701 Alexander Lee Parkway
Williamsburg, VA 23185
P (757) 564-6452
Terracon.com

October 30, 2023

MEB
4016 Holland Boulevard
Chesapeake, VA 23323

Attn: Michael Stark
P: (757) 487-5858
E: mstark@meb.group

Re: Subsurface Exploration and Geotechnical Engineering Report
Williamsburg Sports and Entertainment Complex - Phase 1 (Rev. 1)
Williamsburg, VA
Terracon Project No. K4235044

Dear Mr. Stark:

We have completed the revised scope of Subsurface Exploration and Geotechnical Engineering services for the above referenced project in general accordance with Terracon Proposal No. PK4235044 dated May 31, 2023, and our supplemental services in general accordance with a change order, dated August 30, 2023. This report presents the findings of the subsurface exploration and provides geotechnical recommendations concerning earthwork and the design and construction of foundations, floor slabs, stormwater management facilities, and pavements for the proposed project.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report or if we may be of further service, please contact us.

Sincerely,

Terracon

James R. Wheeler, P.G.
Office Manager

Bruce R. Spiro, P.E.
Senior Engineering Consultant
Virginia Lic. No. 015791

Subsurface Exploration and Geotechnical Engineering Report

Williamsburg Sports and Entertainment Complex - Phase 1 (Rev. 1) | Williamsburg, VA
October 30, 2023 | Terracon Project No. K4235044



Figures

GeoModel


Attachments

Exploration and Testing Procedures

Site Location and Exploration Plans

Exploration and Laboratory Results

Supporting Information

Note: This report was originally delivered in a web-based format. **Blue Bold** text in the report indicates a referenced section heading. The PDF version also includes hyperlinks which direct the reader to that section and clicking on the  Terracon logo will bring you back to this page. For more interactive features, please view your project online at client.terracon.com.

Refer to each individual Attachment for a listing of contents.

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	Light Duty Parking Bays: 2" AC Surface Mix over 8" Aggregate Base Heavy Duty for Drive Lanes with Parking Lot: 2" AC Surface Mix over 3" AC Base Mix over 8" Aggregate Base Heavy Duty for Service Road: 2" AC Surface Mix over 4" AC Base Mix over 8" Aggregate Base Heavy Duty for Dumpster Pads: 6" Concrete over 6" Aggregate Base
General Comments	This section contains important information about the limitations of this geotechnical engineering report.

1. If the reader is reviewing this report as a pdf, the topics above can be used to access the appropriate section of the report by simply clicking on the topic itself.
2. This summary is for convenience only. It should be used in conjunction with the entire report for design purposes.

Subsurface Exploration and Geotechnical Engineering Report

Williamsburg Sports and Entertainment Complex - Phase 1 (Rev. 1) | Williamsburg, VA
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Item	Description
Project Description	<p>The project includes a sports and entertainment complex. This report pertains to the first phase that will include a building, service road, parking lot, and stormwater management (SWM) facility.</p> <p>It is noted that we have already completed a subsurface exploration for the Phase 1 portion of the proposed development and issued a Geotechnical Engineering Report, dated July 24, 2023. However, since the issuance of that report, our client notified us that the location of the proposed development shifted southeast roughly 300-ft. As a result, a supplementary exploration, laboratory testing, and engineering services were conducted to address the project shifting southeast. Although, this revised report provides recommendations that are applicable to the new site location, we still included all of the original borings completed and test results in this report that may now extend beyond the project limits for informational purposes as they may be useful for future phases.</p>
Proposed Structure	<p>The structure to be constructed within the first phase of the project will include a sports complex building that will house 12 courts and also include space for sports performance and physical therapy.</p>
Building Construction	<p>The structure will be pre-engineered metal building with slab-on-grade construction.</p>
Finished Floor Elevation	<p>Boring depths have assumed that finished floor is within about 3 feet of current grades.</p>
Maximum Loads	<p>Anticipated structural loads were not provided. In the absence of information provided by the design team, we used the following loads in estimating settlement based on our experience with similar projects.</p> <ul style="list-style-type: none">■ Columns: 150 kips■ Walls: 6 kips per linear foot (klf)■ Slabs: 150 pounds per square foot (psf)
Grading/Slopes	<p>In the absence of grading information, we have estimated that cuts and fills required to establish finish grades across the site are limited to about 3 feet or less.</p>
Stormwater Management Facility	<p>The specific design has not been developed at this time, but it is our understanding that it will likely consist of an underground SWM facility located beneath the proposed parking lot to the west of the sports complex building.</p>

Geotechnical Characterization

We have developed a general characterization of the subsurface conditions based upon our review of the subsurface exploration, laboratory data, geologic setting, and our understanding of the project. This characterization, termed GeoModel, forms the basis of our geotechnical calculations and evaluation of the site. Conditions observed at each exploration point are indicated on the individual logs. The individual logs can be found in the **Exploration Results** and the GeoModel can be found in the **Figures** attachment of this report.

As part of our analyses for the proposed structures, we identified two model layers within the subsurface profile as presented in the table on the following page. For a more detailed view of the model layer depths at each boring location, refer to the GeoModel.

Model Layer	Layer Name	General Description	Depth Range
1	SURFICIAL	Topsoil or Asphalt underlain by Aggregate Base	0 to 0.5-1.0
2	FILL	Silty SAND (SM) with trace fine Gravel	0.5-1.0 to 1.5-2.0
3	CLAY & CLAYEY SAND	CLAY (CL, CH) and Clayey SAND (SC) <i>Isolated deposits of Silty SAND (SM) interbedded</i>	0.3-2.0 to 10.0-40.0

The initial surficial materials were comprised of either 3 to 9 inches of topsoil materials or 1.5 to 5 inches of asphalt pavement underlain by 5 to 10 inches of aggregate base material. The undocumented existing fill materials, which constitute GeoModel layer 2, were observed at borings B-2, B-3, B-8, B-11, B-12, B-13, NB-1, NB-3, NB-3, NB-4, and NB-6 as well as two of the pavement borings CBR-1 and CBR-2.

The borings were observed during drilling and at the completion of drilling for the presence of groundwater. Groundwater was encountered approximately 12.5 to 18 feet below grade.

Based on the laboratory classification test results, the shallow (upper 4 feet) CLAY (CL) soils possess Liquid Limits (LL) ranging from 24% to 37% and Plasticity Indices (PI) ranging from 13 to 27 generally indicative of possessing low to moderate shrink-swell potential and in agreement with the soil survey.

Field Exploration

In order to explore the general subsurface soil types and to aid in developing associated foundation design parameters, the following exploration program was performed:

Original Scope of Services

- In order to complete the soil borings, an auger was used to advance the borehole through the existing asphalt pavements at seven (7) boring locations.
- Thirteen (13) 25- to 40-foot deep Standard Penetration Test (SPT) borings (designated as B-1 through B-13), drilled within the proposed building footprint.
- Four (4) 10-foot deep SPT borings (designated as CBR-1 through CBR-4), drilled within the proposed new pavement areas. Also, one bulk soil sample was collected from each location (obtained from depths of 0.5 – 2 ft below grade).
- One (1) 15-foot deep SPT boring (designated as BMP-1), drilled within the former proposed location of the SWM facility.
- One (1) 15-foot deep hand auger boring (designated as BMP-2), performed within the former proposal location of the SWM facility. Boring BMP-2 was completed using a hand auger, as agreed upon with the client, to minimize significant clearing efforts that would have been required for our drill rig to access this specific location.
- A 24-hr groundwater monitoring well installed at boring location BMP-1.
- We were informed after completion of our soil borings that the previously intended SWM facility location within the currently wooded area along the north side of the site was eliminated. The current design intent is to install an underground SWM facility below a new pavement area. For this reason, two (2) in-situ infiltration tests were conducted to the northwest of the proposed building (near CBR-1) at a depth of 10-ft as directed by the client.
- Review of historical site data.

Additional Scope of Services

- In order to complete the soil borings, an auger was used to advance the borehole through the existing asphalt pavements at four (4) boring locations.
- Six (6) 25-foot deep Standard Penetration Test (SPT) borings (designated as NB-1 through NB-6), drilled within the newly proposed building footprint.

Soil Classification and Index Testing

Representative portions of all soil samples collected during drilling operations were labeled, preserved, and transferred to our laboratory in accordance with ASTM D4220 for classification and analysis. Soil descriptions on the boring logs are provided using visual-manual methods in general accordance with ASTM D2488 using the Unified Soil Classification System (USCS).

Soil samples that were selected for index testing were classified in general accordance with ASTM D2487. It should be noted that some variation can be expected between samples classified using the visual-manual procedure (ASTM D2488) and the USCS (ASTM D2487). A summary of the soil classification system is provided in the **Supporting Information** section of this report.

Representative split-spoon soil samples were selected and subjected to natural moisture, #200 sieve wash, and Atterberg Limits testing in order to corroborate the visual classification. These test results are presented in the **Exploration and Laboratory Results** attachment of this report and on the soil test boring logs provided in the **Exploration Results** attachment of this report.

Bulk Soil Sample CBR Testing

The bulk soil samples were subjected to Atterberg Limits, natural moisture content, and -# 200 sieve testing in general accordance with ASTM standards. These test results are and presented in the **Exploration and Laboratory Results** section of this report. In addition to classification testing, the bulk soil samples were subjected to Standard Proctor and CBR testing in general accordance with ASTM D698 and ASTM D1883, respectively. The stress-strain curves were plotted. If necessary, the stress-strain curve was corrected by adjusting the location of the origin for concave shaped curves. CBR results were compared for 0.1-inch and 0.2-inch penetration, and subsequently, the CBR value was selected at 0.1-inch penetration using the corrected load values. These test results are presented in the **Exploration and Laboratory Results** section of this report.

Geologic Setting

The project site is located within the Atlantic Coastal Plain physiographic province. Bedrock of the Late Mesozoic age is present at depths of greater than 2,000 ft, and is overlain by Lower and Upper Cretaceous, Tertiary, Pleistocene and Recent Sediments.

A support stand was assembled and placed adjacent to the borehole. This stand holds a calibrated reservoir and a cable used to raise and lower the water control unit (WCU). The WCU establishes a constant water head within the borehole during testing by use of a precision valve and float assembly. The WCU was attached to the flow reservoir with a braided PVC hose and then lowered by cable into the borehole to the test depth elevation. As required by the Glover solution, the WCU was suspended approximately 1- to 2-inches above the bottom of the borehole. The shut-off valve was then opened allowing water to pass through the WCU to fill the borehole to the constant water level elevation. The absorption rate slowed as the soil voids became filled and an equilibrium developed as a wetting bulb developed around the borehole. Water was continuously added until the flow rate stabilized. The reservoir was then re-filled in order to begin testing. During testing, as the water drained into the borehole and surrounding soils, the water level within the calibrated reservoir was recorded as well as the elapsed time during each interval. The test was continued until relatively consistent flow rates were documented. During testing the quick release connections and shutoff valve were monitored to ensure that no leakage occurred. The flow rate (Q), height of the constant water level (H), and borehole diameter (D) were used to calculate Ks utilizing the Glover Solution.

Based on the field testing and corroborated with laboratory testing results, the hydraulic conductivity of the soils is presented in the **Exploration and Laboratory Results** attachment of this report.

Geotechnical Overview

The site appears suitable for the proposed construction to be supported by means of shallow footings and an on-grade slab, based upon geotechnical conditions encountered in the test borings, and provided that the recommendations included in this report are implemented in the design and construction phases of this project.

The subsurface material generally consists of CLAY (CL, CH) and Clayey SAND (SC). Existing undocumented fill was observed at boring locations B-2, B-3, B-8, B-11, B-12, B-13, NB-1, NB-3, NB-3, NB-4, NB-6, CBR-1, and CBR-2.

The near surface CLAY (CL) and Clayey SAND (SC) could become unstable with typical earthwork and construction traffic, especially after precipitation events. The effective drainage should be completed early in the construction sequence and maintained after construction to avoid potential issues. If possible, the grading should be performed during the warmer and drier times of the year. If grading is performed during the winter months, an increased risk for possible undercutting and replacement of unstable subgrade will persist. Additional site preparation recommendations, including subgrade improvement and fill placement, are provided in the **Earthwork** section.

Site Preparation

Prior to placing fill, existing vegetation, topsoil, and root mats should be removed. Complete stripping of the topsoil should be performed in the proposed building and pavement areas. This cut is expected to extend deeper in isolated areas to remove deeper deposits of organic or unsuitable soils, which become evident during the clearing (i.e., removal of root mat associated with existing trees). Based on observations of this project site and similar projects within wooded areas, this cut could extend as deep as 24 inches to remove unstable, organic laden soils and root mat materials. Removing trees will also consist of stump and large root ball removal. These events will likely leave holes that may extend several feet in depth throughout the project site. Surface water may accumulate in these holes leading to subgrade deterioration if not properly addressed.

Tree root systems can remove substantial moisture from surrounding soils. Where trees are removed, the full root ball and all associated dry and desiccated soils should be removed.

Where fill is placed on existing slopes steeper than 5H:1V, benches should be cut into the existing slopes prior to fill placement. The benches should have a minimum vertical face height of 1 foot and a maximum vertical face height of 3 feet and should be cut wide enough to accommodate the compaction equipment. This benching will help provide a positive bond between the fill and natural soils and reduce the possibility of failure along the fill/natural soil interface.

Although no evidence of underground facilities (such as septic tanks, cesspools, basements, and utilities) was observed during the exploration and site reconnaissance, such features could be encountered during construction. The presence of undocumented existing fill was encountered within several of the borings. This undocumented existing fill is likely associated with the previous construction of the existing pavements. If unexpected fills that are deemed unsuitable by the Geotechnical Engineer or underground facilities are encountered, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

In addition to the test pits, several compaction tests should be performed on the existing fill within the proposed construction areas to further substantiate the suitability of the existing fill to remain beneath the ground supported slabs and pavements. It is possible that some subgrade improvements will be required to provide suitable soils for slab and pavement support. Upon completion of the test pit exploration and once planned grading has been completed, the entire area should be proofrolled with heavy, rubber tire construction equipment, to aid in delineating areas of soft or otherwise unsuitable soil. Once unsuitable materials have been remediated, and the subgrade has passed the proofroll test, backfill to finished subgrade elevation can begin.

Excavation

We anticipate that excavations for the proposed construction can be accomplished with conventional earthmoving equipment. The bottom of excavations should be thoroughly cleaned of loose soils and disturbed materials prior to backfill placement and/or construction.

Fill Material Types

Fill required to achieve design grade should be classified as structural fill and general fill. Structural fill is material used below, or within 5 feet of structures or pavements.

Reuse of On-Site Soil: Nearly all of the excavated on-site soil is likely not suitable for reuse as Structural Fill and should not be placed beneath any structures or pavement areas. Isolated deposits of Silty SAND (SM) were encountered that may be suitable for reuse as Structural Fill, but these soils were very limited in occurrence in the soil borings and not expected to be a viable source of material for this project.

Material property requirements for on-site soil for use as general fill and structural fill are noted in the table on the following page.

Item	Structural Fill
Maximum Lift Thickness	10 inches or less in loose thickness when heavy, self-propelled compaction equipment is used
	4 to 6 inches in loose thickness when hand-guided equipment (i.e. jumping jack or plate compactor) is used
Minimum Compaction Requirements	98% of maximum dry density as determined by the Standard Proctor (ASTM D698)
Water Content Range	±2 percentage points of optimum as determined by the Standard Proctor (ASTM D698)

Item	General Fill
Maximum Lift Thickness	10 inches or less in loose thickness when heavy, self-propelled compaction equipment is used
	4 to 6 inches in loose thickness when hand-guided equipment (i.e. jumping jack or plate compactor) is used
Minimum Compaction Requirements	92% of maximum dry density as determined by the Standard Proctor (ASTM D698)
Water Content Range	As required to achieve minimum compaction requirements

Utility Trench Backfill

Any soft or unsuitable materials encountered at the bottom of utility trench excavations should be removed and replaced with structural fill or bedding material in accordance with public works specifications for the utility to be supported. This recommendation is particularly applicable to utility work requiring grade control and/or in areas where subsequent grade raising could cause settlement in the subgrade supporting the utility. Trench excavation should not be conducted below a downward 1:1 projection from existing foundations without engineering review of shoring requirements and geotechnical observation during construction.

Trench backfill should be mechanically placed and compacted as discussed earlier in this report. Compaction of initial lifts should be accomplished with hand-operated tampers or other lightweight compactors. Where trenches are placed beneath slabs or footings, the backfill should satisfy the gradation and expansion index requirements of engineered fill discussed in this report. Flooding or jetting for placement and compaction of backfill is not recommended.

As a minimum, excavations should be performed in accordance with OSHA 29 CFR, Part 1926, Subpart P, "Excavations" and its appendices, and in accordance with any applicable local and/or state regulations.

Construction site safety is the sole responsibility of the contractor who controls the means, methods, and sequencing of construction operations. Under no circumstances shall the information provided herein be interpreted to mean Terracon is assuming responsibility for construction site safety or the contractor's activities; such responsibility shall neither be implied nor inferred.

Excavations or other activities resulting in ground disturbance have the potential to affect adjoining properties and structures. Our scope of services does not include review of available final grading information or consider potential temporary grading performed by the contractor for potential effects such as ground movement beyond the project limits. A preconstruction/ precondition survey should be conducted to document nearby property/infrastructure prior to any site development activity. Excavation or ground disturbance activities adjacent or near property lines should be monitored or instrumented for potential ground movements that could negatively affect adjoining property and/or structures.

Construction Observation and Testing

The earthwork efforts should be observed by the Geotechnical Engineer (or others under their direction). Observation should include documentation of adequate removal of surficial materials (vegetation, topsoil, and pavements), evaluation and remediation of existing fill materials, as well as proofrolling and mitigation of unsuitable areas delineated by the proofroll.

Each lift of compacted fill should be tested, evaluated, and reworked, as necessary, as recommended by the Geotechnical Engineer prior to placement of additional lifts. Each lift of fill should be tested for density and water content at a frequency of at least one test for every 2,000 square feet of compacted fill in the building areas (minimum 3 tests per lift) and 5,000 square feet in pavement areas (minimum 3 tests per lift). Where not specified by local ordinance, one density and water content test should be performed for every 100 linear feet of compacted utility trench backfill and a minimum of one test performed for every 12 vertical inches of compacted backfill.

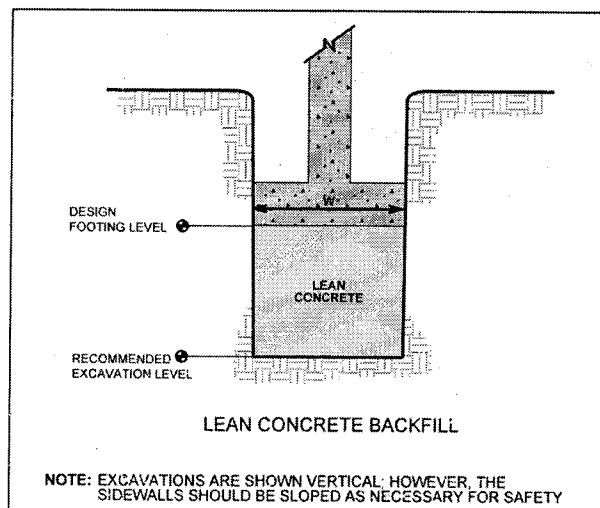
In areas of foundation excavations, the bearing subgrade should be evaluated by the Geotechnical Engineer. If unanticipated conditions are observed, the Geotechnical Engineer should prescribe mitigation options.

Foundation Construction Considerations

As noted in **Earthwork**, the footing excavations should be evaluated under the observation of the Geotechnical Engineer. The base of all foundation excavations should be free of water and loose soil and undocumented existing fill prior to placing concrete. Concrete should be placed soon after excavating to reduce bearing soil disturbance. Care should be taken to prevent wetting or drying of the bearing materials during construction. Excessively wet or dry material or any loose/disturbed material in the bottom of the footing excavations should be removed/reconditioned before foundation concrete is placed.

Sensitive soils exposed at the surface of footing excavations may require surficial compaction with hand-held dynamic compaction equipment prior to placing structural fill, steel, and/or concrete. Should surficial compaction not be adequate, construction of a working surface consisting of either crushed stone or a lean concrete mud mat may be required prior to the placement of reinforcing steel and construction of foundations.

If unsuitable bearing soils or undocumented existing fill are observed at the base of the planned footing excavation, the excavation should be extended deeper to suitable soils, and the footings could bear directly on these soils at the lower level or on lean concrete backfill placed in the excavations. The lean concrete replacement zone is illustrated on the sketch below.



Where floor slabs are tied to perimeter walls or turn-down slabs to meet structural or other construction objectives, our experience indicates differential movement between the walls and slabs will likely be observed in adjacent slab expansion joints or floor slab cracks beyond the length of the structural dowels. The Structural Engineer should account for potential differential settlement through use of sufficient control joints, appropriate reinforcing or other means.

Mitigation measures, as noted in **Existing Fill** within **Earthwork**, are critical to the performance of floor slabs. In addition to the mitigation measures, the floor slab can be stiffened by adding steel reinforcement, grade beams, and/or post-tensioned elements.

Floor Slab Construction Considerations

Finished subgrade, within and for at least 10 feet beyond the floor slab, should be protected from traffic, rutting, or other disturbance and maintained in a relatively moist condition until floor slabs are constructed. If the subgrade should become damaged or desiccated prior to construction of floor slabs, the affected material should be removed, and structural fill should be added to replace the resulting excavation. Final conditioning of the finished subgrade should be performed immediately prior to placement of the floor slab support course.

The Geotechnical Engineer should observe the condition of the floor slab subgrades immediately prior to placement of the floor slab support course, reinforcing steel, and concrete. Attention should be paid to high traffic areas that were rutted and disturbed earlier, and to areas where backfilled trenches are located.

Storm Water Management Discussion

Currently, the design concept is for the SWM facility to likely consist of an underground type of facility located at boring locations NBMP-1 and NBMP-2. However, further design information is not known at this time.

The soils observed at both locations were generally comprised of low permeability CLAY (CL) and Clayey SAND (SC) that extended to the boring termination depth of 15 feet below existing grade. Groundwater was encountered within these borings at a depth of approximately 13-ft below grade, including a 24-hr reading from a temporary well installed adjacent to NBMP-2. Two (2) in-situ infiltration tests were completed at locations directly adjacent to the borings and to depths specified by the client. These tests were conducted at a depth of 10 feet below existing grade. The infiltration at these locations and depths have been evaluated to have a low to moderately low hydraulic conductivity.

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The average laboratory California Bearing Ratio (CBR) value (8.3) was calculated disregarding the two extreme values (highest and lowest values) and then multiplied by a factor of two-thirds to determine a pavement design CBR value. The two-thirds factor provides the necessary safety margins to account for any low-test results not considered when computing the average and/or the possibility of varying conditions at unexplored locations. Therefore, a design CBR value of 5.5 rounded down to 5 for the subgrade soils was used for the asphalt concrete (AC) pavement designs. A modulus of subgrade reaction of 100 pci was used for the Portland cement concrete (PCC) pavement designs. The value was empirically derived based upon our experience with the fine-grained subgrade soils and our expectation of the quality of the subgrade as prescribed by the **Site Preparation** conditions as outlined in **Earthwork**. A modulus of rupture of 550 psi was used in design for the concrete (based on correlations with a minimum 28-day compressive strength of 4,000 psi).

- Following pavement rough grading operations, the exposed subgrade should be observed under proofrolling. This proofrolling should be accomplished with a fully loaded dump truck or 7- to 10-ton drum roller to check for pockets of soft material hidden beneath a thin crust of better soil. Any unsuitable materials thus exposed should be removed and replaced with a well-compacted Select Fill in accordance with the recommendations of this report. The inspection of these phases should be performed by a geotechnical engineer or a qualified engineer's representative.

- Where excessively unstable subgrade soils are observed during proofrolling and/or fill placement, it is expected that these weak areas can be stabilized by means of undercutting and replacing with suitable material, thickening the base course layer, and/or by chemically stabilizing the subgrade. These alternates should be addressed by the Geotechnical Engineer during construction, if necessary, who will recommend the most economical approach at the time.

Areas for parking of heavy vehicles, concentrated turn areas, and start/stop maneuvers could require thicker pavement sections. Edge restraints (i.e. concrete curbs or aggregate shoulders) should be planned along curves and areas of maneuvering vehicles.

A minimum 6-inch thick base course layer is recommended to help reduce potential for slab curl, shrinkage cracking, and subgrade pumping through joints. Proper joint spacing will also be required to prevent excessive slab curling and shrinkage cracking. Joints should be sealed to prevent entry of foreign material and doweled where necessary for load transfer. PCC pavement details for joint spacing, joint reinforcement, and joint sealing should be prepared in accordance with ACI 330 and ACI 325.

Where practical, we recommend early-entry cutting of crack-control joints in PCC pavements. Cutting of the concrete in its "green" state typically reduces the potential for micro-cracking of the pavements prior to the crack control joints being formed, compared to cutting the joints after the concrete has fully set. Micro-cracking of pavements may lead to crack formation in locations other than the sawed joints, and/or reduction of fatigue life of the pavement.

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- Subgrade and pavement surfaces should have a minimum 2% slope to promote proper surface drainage.
- Install pavement drainage systems surrounding areas anticipated for frequent wetting.
- Install joint sealant and seal cracks immediately.
- Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils.
- Place compacted, low permeability backfill against the exterior side of curb and gutter.
- Place curb, gutter and/or sidewalk directly on clay subgrade soils rather than on unbound granular base course materials.

General Comments

Our analysis and opinions are based upon our understanding of the project, the geotechnical conditions in the area, and the data obtained from our site exploration. Variations will occur between exploration point locations or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. Terracon should be retained as the Geotechnical Engineer, where noted in this report, to provide observation and testing services during pertinent construction phases. If variations appear, we can provide further evaluation and supplemental recommendations. If variations are noted in the absence of our observation and testing services on-site, we should be immediately notified so that we can provide evaluation and supplemental recommendations.

Our Scope of Services does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

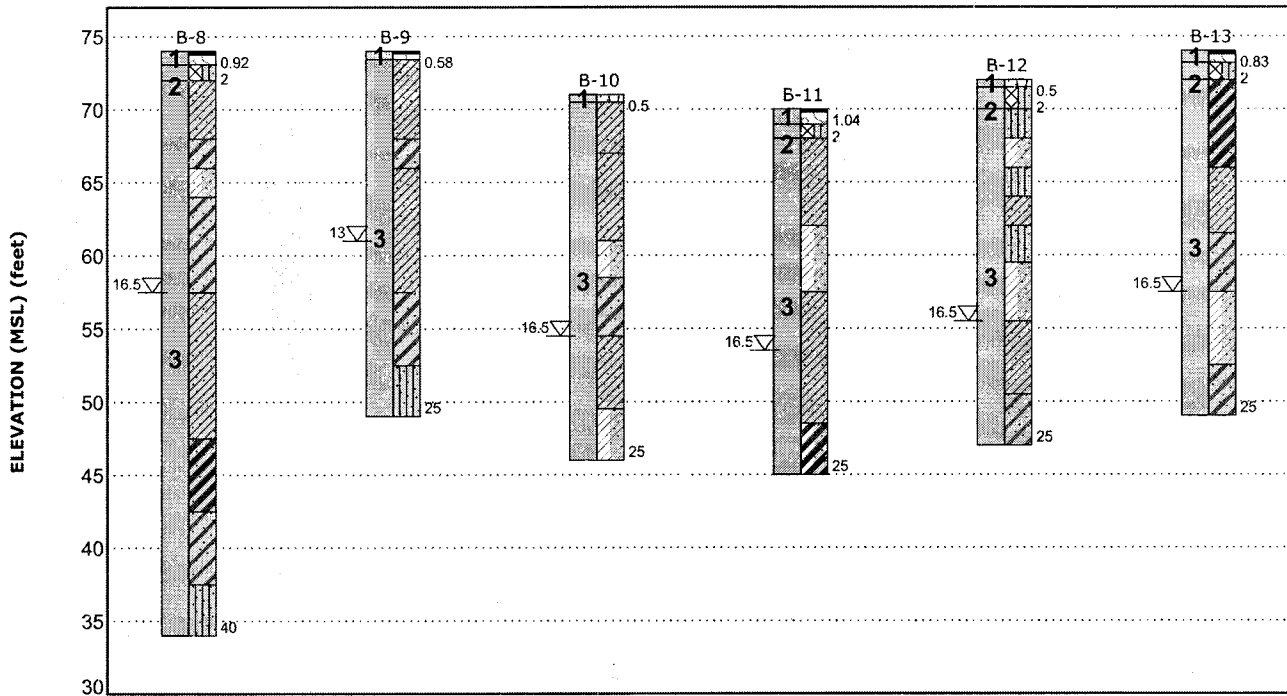
Our services and any correspondence are intended for the sole benefit and exclusive use of our client for specific application to the project discussed and are accomplished in accordance with generally accepted geotechnical engineering practices with no third-party beneficiaries intended. Any third-party access to services or correspondence is solely for information purposes to support the services provided by Terracon to our client. Reliance upon the services and any work product is limited to our client and is not intended for third parties. Any use or reliance of the provided information by third parties is done solely at their own risk. No warranties, either express or implied, are intended or made.

Figures

Contents:

GeoModel (5 Pages)

GeoModel



This is not a cross section. This is intended to display the Geotechnical Model only. See individual logs for more detailed conditions.

Model Layer	Layer Name	General Description	Legend	
1	SURFICIAL	Topsoil or Asphalt underlain by Aggregate Base	■ Asphalt	▣ Aggregate Base Course
2	FILL	Silty SAND (SM) with trace fine Gravel	▨ Silty Sand	▨ Sandy Lean Clay
3	CLAY & CLAYEY SAND	CLAY (CL, CH) and Clayey SAND (SC)	▨ Clayey Sand	▨ Lean Clay with Sand
			▨ Sandy Fat Clay	▽ Topsoil
			▨ Fat Clay with Sand	

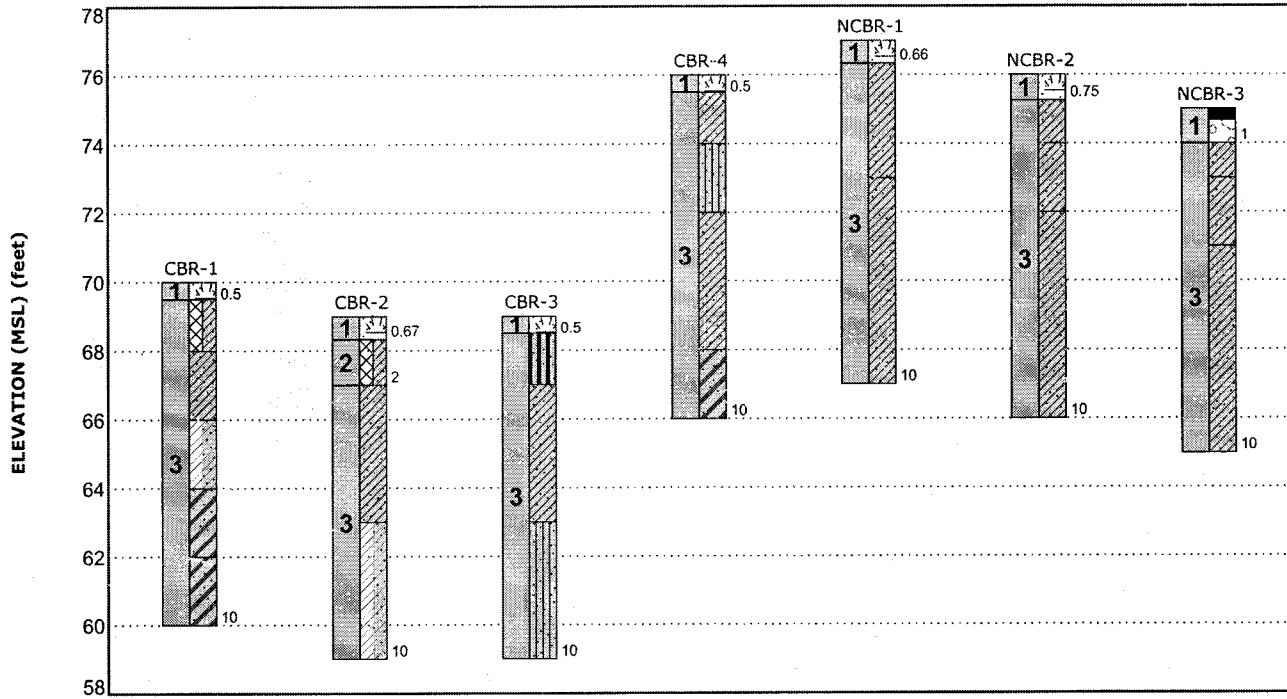
▽ First Water Observation

Groundwater levels are temporal. The levels shown are representative of the date and time of our exploration. Significant changes are possible over time. Water levels shown are as measured during and/or after drilling. In some cases, boring advancement methods mask the presence/absence of groundwater. See individual logs for details.

NOTES:

Layering shown on this figure has been developed by the geotechnical engineer for purposes of modeling the subsurface conditions as required for the subsequent geotechnical engineering for this project. Numbers adjacent to soil column indicate depth below ground surface.

GeoModel



This is not a cross section. This is intended to display the Geotechnical Model only. See individual logs for more detailed conditions.

Model Layer	Layer Name	General Description	Legend	
1	SURFICIAL	Topsoil or Asphalt underlain by Aggregate Base	Topsoil	Sandy Lean Clay
2	FILL	Silty SAND (SM) with trace fine Gravel	Lean Clay with Sand	Clayey Sand
3	CLAY & CLAYEY SAND	CLAY (CL, CH) and Clayey SAND (SC)	Sandy Silt	Silty Sand
			Asphalt	Aggregate Base Course

▽ First Water Observation

Groundwater levels are temporal. The levels shown are representative of the date and time of our exploration. Significant changes are possible over time. Water levels shown are as measured during and/or after drilling. In some cases, boring advancement methods mask the presence/absence of groundwater. See individual logs for details.

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Layering shown on this figure has been developed by the geotechnical engineer for purposes of modeling the subsurface conditions as required for the subsequent geotechnical engineering for this project. Numbers adjacent to soil column indicate depth below ground surface.

Attachments

Subsurface Exploration Procedures: The SPT borings were performed with the use of rotary wash "mud" drilling procedures in general accordance with ASTM D 1586. The tests were performed continuously from the existing ground surface to depths of 10 to 12-feet, and at 5-foot intervals thereafter starting at a depth of 13-feet. In the split-barrel sampling procedure, a standard 2-inch outer diameter split-barrel sampling spoon was driven into the ground by a 140-pound automatic hammer falling a distance of 30 inches. The number of blows required to advance the sampling spoon the last 12 inches of a normal 18-inch penetration is recorded as the Standard Penetration Test (SPT) resistance value. The SPT resistance values, also referred to as N-values, are indicated on the boring logs at the test depths. A 3-inch O.D. split-barrel sampling spoon with 2.5-inch I.D. ring lined sampler was used for sampling in the upper 40 feet. Ring-lined, split-barrel sampling procedures are similar to standard split spoon sampling procedure; however, blow counts are typically recorded for 6-inch intervals for a total of 12 inches of penetration.

In lieu of an SPT boring using a drill rig, a hand auger was utilized to complete boring BMP-2. The hand auger was advanced to a depth of 15 feet below the existing ground surface. Sampling was performed continuously from the existing ground surface to boring termination. Representative samples were collected while advancing the hand auger generally at 1-ft intervals.

We also observed the boreholes while drilling and at the completion of drilling for the presence of groundwater. The groundwater levels are shown on the attached boring logs. For safety purposes, all boreholes were backfilled upon completion with the drilling spoils. Pavements were patched with cold-patch asphalt, as appropriate.

The sampling depths, penetration distances, and other sampling information was recorded on the field boring logs. The samples were placed in appropriate containers and taken to our soil laboratory for testing and classification by a Geotechnical Engineer. Our exploration team prepared field boring logs as part of the drilling operations. These field logs included visual classifications of the materials observed during drilling and our interpretation of the subsurface conditions between samples. Final boring logs were prepared from the field logs. The final boring logs represent the Geotechnical Engineer's interpretation of the field logs and include modifications based on observations and tests of the samples in our laboratory.

Laboratory Testing

The project engineer reviewed the field data and assigned laboratory tests. The laboratory testing program included the following types of tests:

- Moisture Content
- Atterberg Limits
- Sieve Analysis

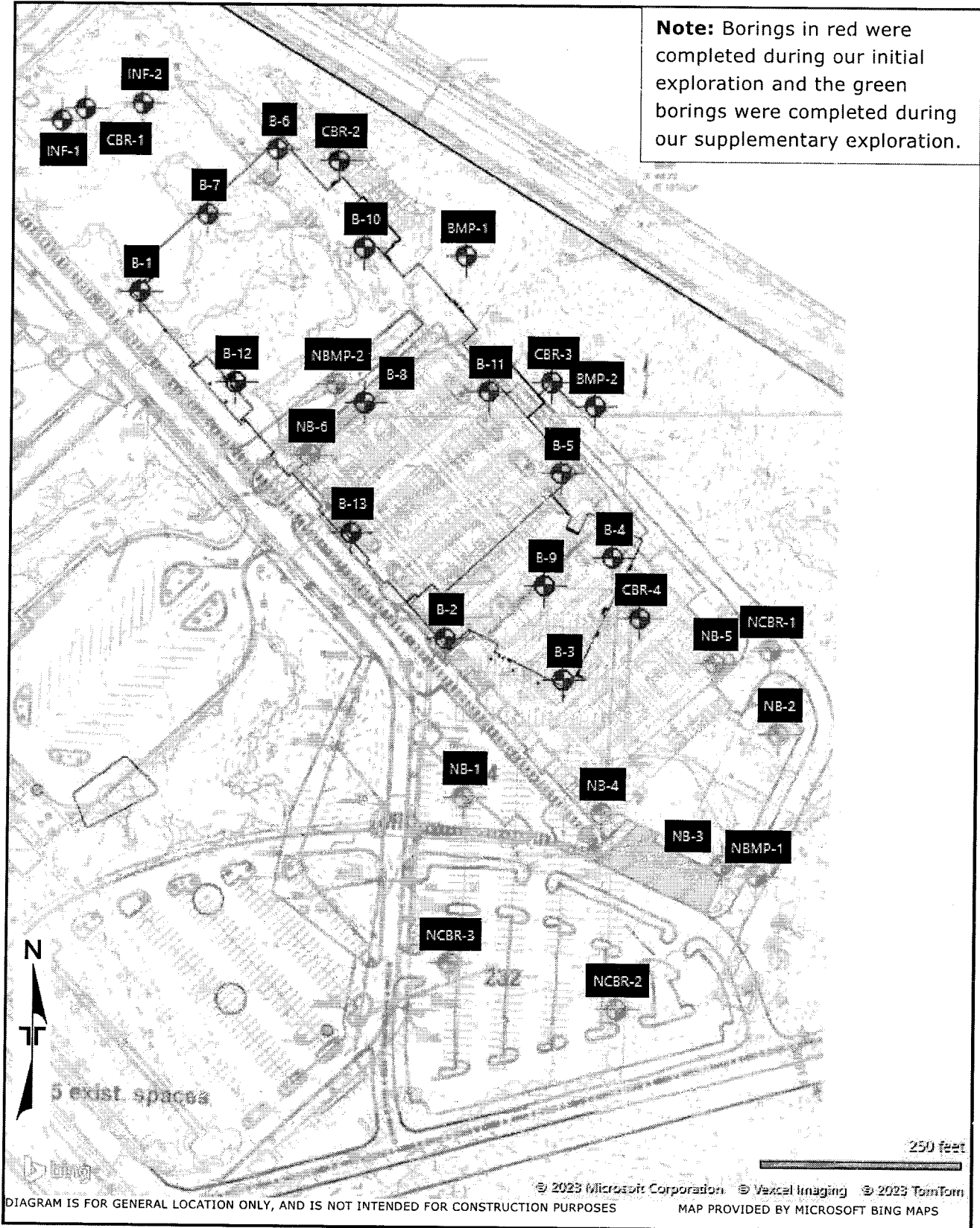
Site Location and Exploration Plans

Contents:

Site Location Plan
Exploration Plan

Note: All attachments are one page unless noted above.

Exploration Plan



Boring Log No. B-1

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits		
	Latitude: 37.2815° Longitude: -76.6963°								LL-PL-PI	Percent Fines	
Depth (Ft.)		Elevation: 72 (Ft.)									
0.3		71.67		TOPSOIL , 3-in of Topsoil							
2.0		70		SILTY SAND (SM) , fine to medium grained, gray, moist, medium dense							
6.0		66		SANDY LEAN CLAY (CL) , brown, moist, stiff to very stiff							
10.0		62		SANDY LEAN CLAY (CL) , brown, moist to wet, stiff to very stiff							
16.5		55.5		CLAYEY SAND (SC) , fine to medium grained, orange-brown, wet, loose							
25.0		47		Boring Terminated at 25 Feet							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available USGS topographic maps (NAVD88)

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 C. Sabine

Logged by
 C. Gerald

Boring Started
 06-14-2023

Boring Completed
 06-14-2023

Boring Log No. B-3

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Depth (Ft.)	Elevation: 76 (Ft.)							LL-PL-PI	
0.4	ASPHALT , 5-in of Asphalt		75.58							
1.0	AGGREGATE BASE COURSE , 7-in of Aggregate Base		75			9	8-6-4 N=10			
2.0	FILL - SILTY SAND (SM) , with trace Clay, fine to medium grained, brown and gray, moist, medium dense		74			20	2-3-2-3 N=5	16.1	28-13-15	66
	SANDY LEAN CLAY (CL) , brown and orange-brown, moist to wet, medium stiff to very stiff					17	3-4-4-3 N=8			
						24	7-7-9-10 N=16			
						24	12-13-13-14 N=26			
						24	11-11-10-12 N=21			
	Wet below 12.5-ft			▽						
						21	3-3-6-6 N=9			
16.5	CLAYEY SAND (SC) , fine to medium grained, brown and gray, wet, loose		59.5							
						18	3-4-5-4 N=9			
21.5	SANDY LEAN CLAY (CL) , brown, wet, soft		54.5							
25.0	Boring Terminated at 25 Feet		51			3	1-1-2-3 N=3			

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviation.

Notes
 Elevation Reference: Elevations were interpolated from available USGS topographic maps (NAVD88).

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with Auger Cuttings
 Surface capped with asphalt

Drill Rig
 CME-55 track ATV
Hammer Type
 Automatic

Driller
 C. Sabine
Logged by
 C. Gerald

Boring Started
 06-16-2023
Boring Completed
 06-16-2023

Boring Log No. B-5

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits		
	Latitude: 37.2809° Longitude: -76.6945°								LL-PL-PI		Percent Fines
Depth (Ft.)		Elevation: 70 (Ft.)									
0.2	ASPHALT , 2-in of Asphalt		69.83								
1.0	AGGREGATE BASE COURSE , 10-in of Aggregate Base		69			16	6-10-11-8 N=21				
2.0	SILTY SAND (SM) , with trace fine Gravel, fine to medium grained, dark gray, moist, medium dense		68								
4.0	CLAYEY SAND (SC) , fine to medium grained, brown and gray, moist, medium dense		66			19	4-5-6-8 N=11				
6.0	SANDY LEAN CLAY (CL) , brown and dark brown, moist, very stiff		64			17	11-11-12-10 N=23				
10.0	CLAYEY SAND (SC) , fine to medium grained, orange-brown, moist, medium dense		60			12	11-11-11-12 N=22				
12.5	SANDY LEAN CLAY (CL) , orange-brown, moist, very stiff		57.5			16	12-13-14-13 N=27				
16.5	LEAN CLAY WITH SAND (CL) , orange-brown and gray, moist, very stiff		53.5	▽		19	9-11-13-18 N=24				
21.5	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, wet, loose		48.5			19	14-16-14-14 N=30				
25.0	FAT CLAY WITH SAND (CH) , gray, wet, soft		45			17	3-3-6-7 N=9				
25.0	Boring Terminated at 25 Feet		45			24	1-1-1-2 N=2	54.1	58-26-32	80	

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available USGS topographic maps (NAVD88)

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with Auger Cuttings
 Surface capped with asphalt

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 C. Sabine

Logged by
 C. Gerald

Boring Started
 06-15-2023

Boring Completed
 06-15-2023

Boring Log No. B-7

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Latitude: 37.2818° Longitude: -76.6960°	Elevation: 72 (Ft.)							LL-PL-PI	Percent Fines
	0.5 TOPSOIL , 6-in of Topsoil		71.5							
	SILTY SAND (SM) , with trace fibrous organic material, fine to medium grained, brown, moist, loose		2.0			19	3-4-4-5 N=8			
	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, moist, loose		4.0			20	3-3-4-5 N=7			
	SANDY LEAN CLAY (CL) , brown, moist, very stiff		6.0			16	5-7-9-10 N=16			
	SANDY FAT CLAY (CH) , brown and gray, moist, very stiff to hard		12.5			23	10-12-12-13 N=24	20.6	60-17-43	65
			12.5			24	16-17-15-14 N=32			
			12.5			24	9-10-11-10 N=21			
	SANDY LEAN CLAY (CL) , brown and gray, wet, soft to medium stiff		12.5	▽						
			15.0			17	2-4-4-5 N=8			
			20.0			17	3-4-4-5 N=8			
			25.0			17	2-1-2-3 N=3			
	Boring Terminated at 25 Feet		25.0							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic maps (datum unknown)

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 C. Sabine

Logged by
 C. Gerald

Boring Started
 06-14-2023

Boring Completed
 06-14-2023

Boring Log No. B-8

Graphic Log	Location: See Exploration Plan Latitude: 37.2811° Longitude: -76.6953°		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Depth (Ft.)	Elevation: 74 (Ft.)							LL-PL-PI	Percent Fines
26.5			47.5							
	SANDY FAT CLAY (CH) , gray, wet, very soft									
			30	X		24	0-0-1-1 N=1	61.8	59-22-37	52
	CLAYEY SAND (SC) , fine to medium grained, light brown, wet, very loose									
	31.5		35	X		13	1-1-1-1 N=2	63.5	48-20-28	49
	SILTY SAND (SM) , contains marine shell fragments, fine to medium grained, light gray, wet, loose									
	36.5		40	X		24	3-3-3-4 N=6			
	40.0		40							
Boring Terminated at 40 Feet										

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic maps (datum unknown)

Water Level Observations
 ∇ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with Auger Cuttings
 Surface capped with asphalt

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 C. Sabine

Logged by
 C. Gerald

Boring Started
 06-15-2023

Boring Completed
 06-15-2023

Boring Log No. B-10

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits		
	Latitude: 37.2817° Longitude: -76.6953°								LL-PL-PI		Percent Fines
	Depth (Ft.)	Elevation (Ft.)									
0.5	TOPSOIL , 6-in of Topsoil	70.5									
4.0	SANDY LEAN CLAY (CL) , brown, moist, stiff	67				21	8-5-4-4 N=9				
5.0	SANDY LEAN CLAY (CL) , light gray and brown, moist, stiff to very stiff	61				19	4-5-5-4 N=10	16.7	40-13-27	61	
5.5						24	4-4-5-6 N=9				
6.0							24	10-11-11-12 N=22			
6.5							24	9-10-10-11 N=20			
10.0	LEAN CLAY WITH SAND (CL) , brown and gray, moist, very stiff	61				24	8-8-9-9 N=17				
12.5	CLAYEY SAND (SC) , fine to medium grained, orange-brown and gray, moist, loose	58.5				24	3-4-5-6 N=9				
16.5	SANDY LEAN CLAY (CL) , brown, wet, soft	54.5	▽			17	2-1-3-2 N=4	32.7	46-22-24	67	
21.5	LEAN CLAY WITH SAND (CL) , brown, wet, medium stiff	49.5				24	2-2-3-3 N=5				
25.0	Boring Terminated at 25 Feet		25								

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "fluid" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 C. Sabine

Logged by
 C. Gerald

Boring Started
 06-15-2023

Boring Completed
 06-15-2023

Boring Log No. B-12

Graphic Log	Location: See Exploration Plan Latitude: 37.2812° Longitude: -76.6959°	Depth (Ft.)	Elevation.: 72 (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
									LL-PL-PI	Percent Fines
	Depth (Ft.)									
0.5	TOPSOIL , 6-in of Topsoil	71.5								
2.0	FILL - SILTY SAND (SM) , with trace fine Gravel, fine to medium grained, gray, moist, medium dense	70				17	5-9-10-10 N=19			
4.0	SILTY SAND (SM) , fine to medium grained, brown, moist, medium dense	68				20	9-10-10-11 N=20			
6.0	LEAN CLAY WITH SAND (CL) , brown and gray, moist, very stiff	66				23	7-8-11-13 N=19			
8.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, moist, dense	64				23	15-17-18-19 N=35			
10.0	SANDY LEAN CLAY (CL) , brown and gray, moist, very stiff	62				24	16-14-15-16 N=29			
12.5	SILTY SAND (SM) , with trace Clay, fine to medium grained, orange-brown, moist, medium dense	59.5				21	14-14-14-13 N=28			
16.5	LEAN CLAY WITH SAND (CL) , brown and gray, moist, very stiff	55.5		▽		24	11-14-12-10 N=26			
21.5	SANDY LEAN CLAY (CL) , brown, wet, stiff	50.5				19	5-4-5-7 N=9			
25.0	CLAYEY SAND (SC) , fine to medium grained, brown, wet, loose	47				16	4-3-2-2 N=5			
Boring Terminated at 25 Feet										

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 C. Sabine

Logged by
 C. Gerald

Boring Started
 06-16-2023

Boring Completed
 06-16-2023

Boring Log No. CBR-1

Graphic Log	Location: See Exploration Plan Latitude: 37.2821° Longitude: -76.6965°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
	Depth (Ft.) Elevation.: 70 (Ft.)								
0.5	TOPSOIL , 6-in of Topsoil	69.5							
2.0	FILL - SANDY LEAN CLAY (CL) , with trace fine Gravel, brown, moist, stiff	68		X	13	6-5-4-3 N=9	15.4	24-14-10	62
4.0	SANDY LEAN CLAY (CL) , brown, moist, stiff	66		X	23	3-5-7-9 N=12			
6.0	LEAN CLAY WITH SAND (CL) , orange-brown and gray, moist, very stiff	64		X	17	9-10-11-13 N=21			
8.0	CLAYEY SAND (SC) , fine to medium grained, orange-brown and gray, moist, medium dense	62		X	24	12-11-12-13 N=23			
10.0	CLAYEY SAND (SC) , fine to medium grained, brown, moist, medium dense	60		X	24	12-12-12-11 N=24			
	Boring Terminated at 10 Feet	10							

<p>See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).</p> <p>See Supporting Information for explanation of symbols and abbreviations.</p>	<p>Water Level Observations Groundwater not encountered</p>	<p>Drill Rig CME-55 track ATV</p> <p>Hammer Type Automatic</p> <p>Driller C. Sabine</p> <p>Logged by C. Gerald</p> <p>Boring Started 06-14-2023</p> <p>Boring Completed 06-14-2023</p>
<p>Notes Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)</p>	<p>Advancement Method "mud" rotary</p> <p>Abandonment Method Boring backfilled with auger cuttings upon completion.</p>	

Boring Log No. CBR-3

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Latitude: 37.2812° Longitude: -76.6945°	Elevation.: 69 (Ft.)							LL-PL-PI	Percent Fines
	Depth (Ft.)									
0.5	TOPSOIL , 6-in of Topsoil		68.5							
2.0	SANDY SILT (ML) , brown, moist, medium stiff		67			18	2-3-5-8 N=8	6.8	NP	55
6.0	SANDY LEAN CLAY (CL) , brown and gray, moist, very stiff to hard		63			19	8-9-9-10 N=18			
6.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, brown, moist, medium dense to dense		5			15	9-15-16-17 N=31			
6.0			63			14	12-12-12-12 N=24			
10.0			59			16	15-17-16-17 N=33			
	Boring Terminated at 10 Feet		10							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations
 Groundwater not encountered

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 C. Sabine

Logged by
 C. Gerald

Boring Started
 06-15-2023

Boring Completed
 06-15-2023

Boring Log No. BMP-1

Graphic Log	Location: See Exploration Plan Latitude: 37.2816° Longitude: -76.6949°		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Depth (Ft.)	Elevation: 71 (Ft.)							LL-PL-PI	
0.5	TOPSOIL , 6-in of Topsoil		70.5							
2.0	SILTY SAND (SM) , with trace fibrous organic material, fine to medium grained, brown, moist, loose		69			20	3-3-5-5 N=8			
4.0	SILTY SAND (SM) , fine to medium grained, brown, moist, medium dense		67			18	6-8-9-9 N=17			
6.0	SANDY FAT CLAY (CH) , brown, moist, very stiff		65			15	6-9-11-12 N=20	13.7	52-20-32	67
8.0	CLAYEY SAND (SC) , fine to medium grained, gray, moist, medium dense		63			18	10-12-10-12 N=22			
15.0	SANDY LEAN CLAY (CL) , brown, moist, very stiff to hard		56			20	12-12-13-13 N=25			
			10			15	11-12-13-16 N=25			
			15			16	17-18-17-16 N=35			
	at 15 Feet		15							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations
 Groundwater not encountered

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 C. Sabine

Logged by
 C. Gerald

Boring Started
 06-15-2023

Boring Completed
 06-15-2023

Boring Log No. NB-1

Graphic Log	Location: See Exploration Plan Latitude: 37.2798° Longitude: -76.6949°	Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
								LL-PL-PI	Percent Fines
	Depth (Ft.) Elevation.: 75 (Ft.)								
0.2	ASPHALT , 2-in of Asphalt	74.83							
0.8	AGGREGATE BASE COURSE , 7-in of Aggregate Base	74.25							
2.0	FILL - CLAYEY SAND (SC) , with trace Gravel, fine to coarse grained, light brown and gray, moist, medium dense	73			18	5-10-7-7 N=17			
4.0	CLAYEY SAND (SC) , fine to medium grained, light brown, moist, loose	71			15	5-3-2-2 N=5			
6.0	SANDY LEAN CLAY (CL) , light brown, moist, soft	69			20	1-1-1-1 N=2	18.4	34-14-20	63
10.0	SANDY FAT CLAY (CH) , gray and brown, moist, stiff to very stiff	65			20	2-3-5-6 N=8	19.5	81-23-58	69
	SANDY LEAN CLAY (CL) , moist to wet, medium stiff to very stiff				19	10-12-18-18 N=30			
					20	11-11-12-14 N=23			
					24	6-5-9-9 N=14			
	Wet below 18-ft		▽		24	3-3-4-5 N=7	29.8	49-23-26	63
25.0	Boring Terminated at 25 Feet	50			24	2-2-3-4 N=5			

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 T. Dcnahue

Logged by
 C. Gerald

Boring Started
 09-25-2023

Boring Completed
 09-25-2023

Boring Log No. NB-3

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Latitude: 37.2796° Longitude: -76.6938°	Elevation.: 78 (Ft.)							LL-PL-PI	
0.3	ASPHALT , 3-in of Asphalt		77.75							
0.9	AGGREGATE BASE COURSE , 8-in of Aggregate Base		77.08			24	3-4-5-5 N=9			
2.0	FILL - CLAYEY SAND (SC) , with trace Gravel, fine to coarse grained, light brown and gray, moist, loose		76							
	SANDY LEAN CLAY (CL) , light brown, moist, medium stiff to stiff					15	3-3-3-4 N=6			
						18	4-4-5-5 N=9			
						15	3-3-4-3 N=7			
8.0	SANDY LEAN CLAY (CL) , gray and orange-brown, moist to wet, medium stiff to very stiff		70			14	10-11-8-11 N=19			
						18	9-8-10-9 N=18			
	Wet below 13-ft					18	3-3-5-6 N=8			
						20	3-3-4-5 N=7			
21.5	SILTY SAND (SM) , fine to coarse grained, orange-brown, wet, very loose		56.5			13	1-1-2-2 N=3	27.5		23
25.0	Boring Terminated at 25 Feet		53							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes

Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations

▽ At completion of drilling

Advancement Method

"mud" rotary

Abandonment Method

Boring backfilled with auger cuttings upon completion.

Drill Rig
CME-55 track ATV

Hammer Type
Automatic

Driller
T. Donahue

Logged by
C. Gerald

Boring Started
09-26-2023

Boring Completed
09-26-2023

Boring Log No. NB-5

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Latitude: 37.2803° Longitude: -76.6938°	Elevation.: 77 (Ft.)							LL-PL-PI	Percent Fines
	Depth (Ft.)									
▽	0.8	TOPSOIL , 9-in of Topsoil	76.25							
	2.0	CLAYEY SAND (SC) , with trace fibrous organic material, fine to medium grained, dark brown, moist, loose	75			24	2-3-4-4 N=7			
	4.0	SANDY LEAN CLAY (CL) , light brown to orange-brown, moist, stiff	73			20	5-6-7-11 N=13	11.9	27-13-14	67
	8.0	SILTY SAND (SM) , with trace Clay, fine to medium grained, light brown, moist, medium dense	5			16	9-11-12-14 N=23			
	8.0		69			19	10-10-14-18 N=24			
	10.0	SANDY FAT CLAY (CH) , orange-brown and gray, moist, very stiff	67			19	5-11-12-15 N=23	17.3	53-17-36	66
	10.0	SANDY LEAN CLAY (CL) , orange-brown, wet, very stiff	10			24	9-10-10-14 N=20			
		Wet below 13-ft		▽		24	7-7-9-12 N=16			
	16.5	SANDY LEAN CLAY (CL) , orange-brown and light brown, wet, soft to medium stiff	60.5			24	3-3-4-3 N=7			
	25.0	Boring Terminated at 25 Feet	52			24	1-2-2-2 N=4			
			25							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations
 ▽ At completion of drilling

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-SS track ATV

Hammer Type
 Automatic

Driller
 T. Donahue

Logged by
 C. Gerald

Boring Started
 09-26-2023

Boring Completed
 09-26-2023

Boring Log No. NBMP-1

Graphic Log	Location: See Exploration Plan Latitude: 37.2796° Longitude: -76.6937°		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Depth (Ft.)	Elevation (Ft.)							LL-PL-PI	Percent Fines
	0.6	77.42								
	TOPSOIL, 7-in of Topsoil									
	2.0	76			24	1-1-1-2 N=2				
	SANDY LEAN CLAY (CL), brown, moist, soft									
					24	3-4-4-9 N=8				
	SANDY LEAN CLAY (CL), light brown, moist, medium stiff to very stiff									
			5		24	10-12-14-15 N=26				
					14	7-12-13-16 N=25	15.8			
	8.0	70								
	CLAYEY SAND (SC), fine to medium grained, light brown, moist, medium dense									
					24	12-12-14-19 N=26	14.7	35-16-19	48	
	10.0	68	10							
	SANDY LEAN CLAY (CL), orange-brown, moist to wet, stiff to very stiff				15	10-9-11-10 N=20	21.7			
	Wet below 13-ft									
					17	6-5-4-4 N=9	22.7			
	15.0	63	15							
	Boring Terminated at 15 Feet									

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes

Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations

▽ At completion of drilling

Advancement Method

"mud" rotary

Abandonment Method

Boring backfilled with auger cuttings upon completion.

Drill Rig

CME-55 track ATV

Hammer Type

Automatic

Driller

T. Donahue

Logged by

C. Gerald

Boring Started

09-26-2023

Boring Completed

09-26-2023

Boring Log No. NCBR-1

Graphic Log	Location: See Exploration Plan		Depth (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
	Latitude: 37.2803° Longitude: -76.6936°	Elevation: 77 (Ft.)							LL-PL-PI	Percent Fines
	0.7	TOPSOIL , 8-in of Topsoil	76.34							
SANDY LEAN CLAY (CL)		SANDY LEAN CLAY (CL) , with trace fibrous organic material, brown, moist, soft to stiff				24	1-2-2-3 N=4	13.3	28-19-9	54
	4.0		73			24	6-5-5-8 N=10			
		SANDY LEAN CLAY (CL) , light brown, moist, very stiff				24	9-10-12-14 N=22			
						24	9-14-16-17 N=30			
	10.0		67			24	9-10-10-15 N=20			
		Boring Terminated at 10 Feet	10							

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Notes
 Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Water Level Observations
 Groundwater not encountered

Advancement Method
 "mud" rotary

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Drill Rig
 CME-55 track ATV

Hammer Type
 Automatic

Driller
 T. Donahue

Logged by
 C. Gerald

Boring Started
 09-26-2023

Boring Completed
 09-26-2023

Boring Log No. NCBR-3

Graphic Log	Location: See Exploration Plan Latitude: 37.2793° Longitude: -76.6950°	Depth (Ft.)	Elevation: 75 (Ft.)	Water Level Observations	Sample Type	Recovery (In.)	Field Test Results	Water Content (%)	Atterberg Limits	
									LL-PL-PI	Percent Fines
	0.3 ASPHALT , 4-in of Asphalt		74.67							
	1.0 AGGREGATE BASE COURSE , 8-in of Aggregate Base		74			24	4-4-3-3 N=7	13.7	27-14-13	62
	2.0 SANDY LEAN CLAY (CL) , brown, moist, medium stiff		73							
	4.0 SANDY LEAN CLAY (CL) , light brown to orange-brown, moist, medium stiff		71			18	2-2-3-3 N=5			
	4.0 SANDY LEAN CLAY (CL) , orange-brown and gray, moist, stiff to very stiff					20	4-4-6-10 N=10			
						24	9-9-14-12 N=23			
						24	12-11-10-12 N=21			
	10.0 Boring Terminated at 10 Feet		65			10				

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
 See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
 Groundwater not encountered

Drill Rig
 CME-55 track ATV
Hammer Type
 Automatic

Notes
 Elevation Reference: Elevations were interpolated from available site topographic mapping (datum unknown)

Advancement Method
 "mud" rotary

Driller
 T. Donahue

Abandonment Method
 Boring backfilled with auger cuttings upon completion.

Logged by
 C. Gerald

Boring Started
 09-26-2023

Boring Completed
 09-26-2023

Summary of Laboratory Results

Boring ID	Depth (Ft.)	Soil Classification USCS	Liquid Limit	Plastic Limit	Plasticity Index	% Fines	Water Content (%)
BMP-1	4-6	SANDY FAT CLAY(CH)	52	20	32	66.5	13.7
BMP-2	5-6	SANDY LEAN CLAY(CL)	49	23	26	61.3	24.3
BMP-2	9-10						23.5
BMP-2	12-13						20.5
BMP-2	14-15	FAT CLAY WITH SAND(CH)	54	29	25	74.5	36.0
NB-1	4-6	SANDY LEAN CLAY(CL)	34	14	20	63.3	18.4
NB-1	6-8	SANDY FAT CLAY(CH)	81	23	58	69.1	19.5
NB-1	18-20	SANDY LEAN CLAY(CL)	49	23	26	63.2	29.8
NB-3	23-25					22.6	27.5
NB-4	2-4	SANDY LEAN CLAY(CL)	34	13	21	63.4	14.8
NB-5	2-4	SANDY LEAN CLAY(CL)	27	13	14	66.9	11.9
NB-5	8-10	SANDY FAT CLAY(CH)	53	17	36	66.4	17.3
NB-6	13-15	SANDY LEAN CLAY(CL)	45	22	23	56.9	23.7
NBMP-1	6-8						15.8
NBMP-1	8-10	CLAYEY SAND(SC)	35	16	19	48.2	14.7
NBMP-1	10-12						21.7
NBMP-1	13-15						22.7
NBMP-2	8-10	SANDY LEAN CLAY(CL)	33	15	18	53.9	15.9
NBMP-2	10-12						14.6

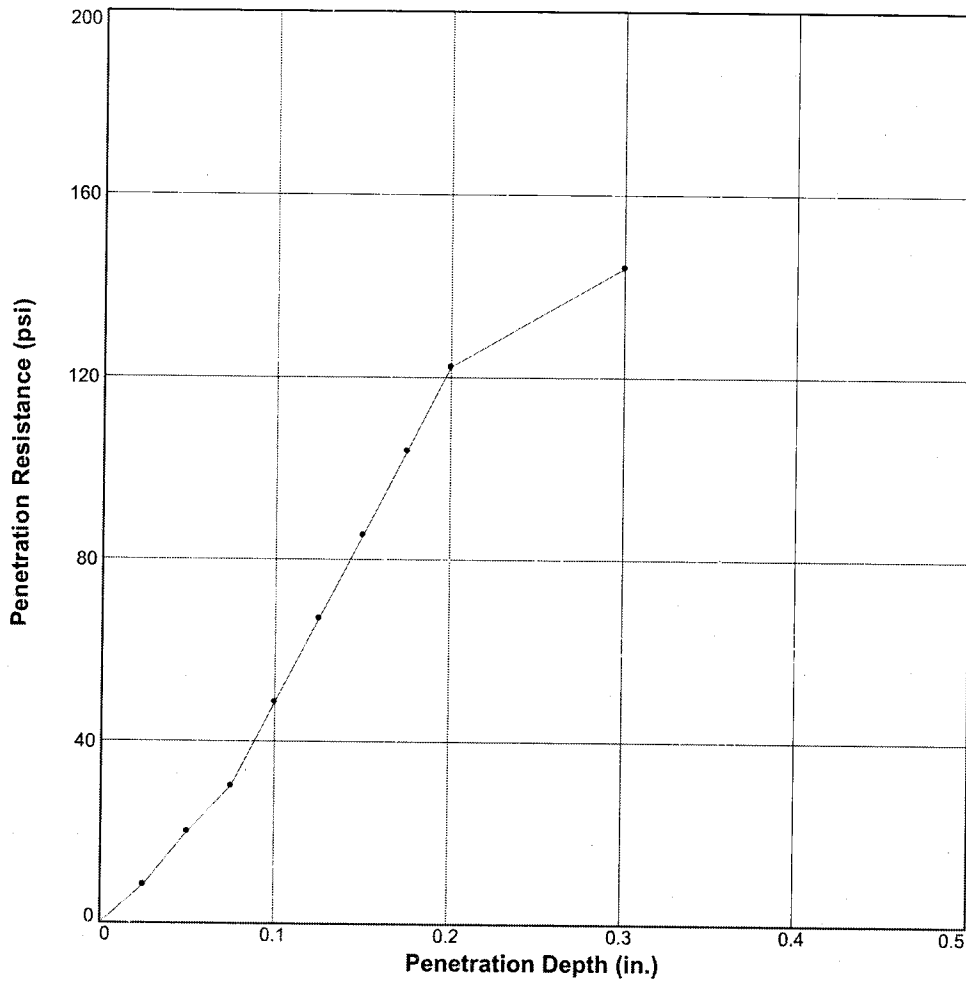
BULK SOIL SAMPLE CBR TESTING

The bulk soil samples were subjected to Standard Proctor and CBR testing in general accordance with ASTM D698 and ASTM D1883, respectively. The stress-strain curves were plotted. If necessary, the stress-strain curve was corrected by adjusting the location of the origin for concave shaped curves. CBR results were compared for 0.1-inch and 0.2-inch penetration, and subsequently, the CBR value was selected at 0.1-inch penetration using the corrected load values. These test results are provided in the Table below.

Summary of CBR Test Results

Sample No/Boring ID	Depth Below Grade (ft)	USCS	W _N (%)	Pass #200 Sieve (%)	A.L. (LL/PL/PI)	Max. Dry Density (pcf)	Optimum Moisture (%)	CBR Value	Swell (%)
CBR-1	0.5 - 2	CL	15	62	24/14/10	112.6	14.1	7.3	0.1
CBR-2	0.7 - 2	CL	19	57	30/15/15	105.6	17.5	7.0	0.1
CBR-3	0.5 - 2	ML	7	55	Non-Plastic	109.1	14.2	9.2	0.1
CBR-4	0.5 - 2	CL	7	66	25/15/10	106.9	15.1	7.7	0.1
NCBR-1	0.7 - 2	CL	13	54	28/19/9	112.2	13.7	8.2	0.1
NCBR-2	0.8 - 2	CL	17	61	23/15/8	102.6	15.8	7.5	0.1
NCBR-3	1 - 2	CL	14	62	27/14/13	116.8	11.7	8.2	0.1

BEARING RATIO TEST REPORT ASTM D1883-16



	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	112.6	100	13.6	112.4	99.9	18.4	7.3	8.6	0.033	10	0.1
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
	Brown, Sandy lean CLAY (CL) with trace fine Gravel	CL	112.6	14.1	24

Project No: K4235044
Project: Williamsburg Sports & Entertainment Complex - Phase I
Location: See Attached Boring Location Plan
Sample Number: CBR #1 **Depth:** 0.5-2 Ft.
Date: 6/16/2023

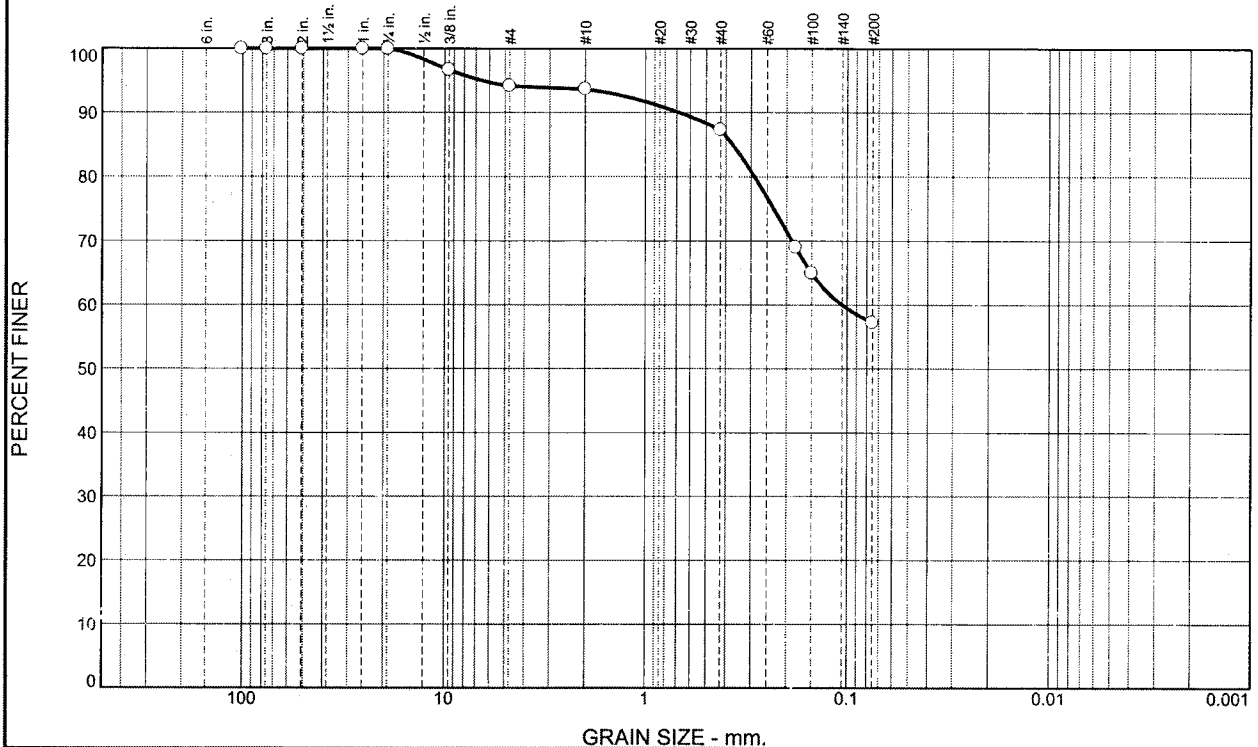
Test Description/Remarks:

 CBR #1
 Sample Obtained: 6/16/2023
 Sample Tested: 6/16/2023
 Resiliency Factor = 2.0



Figure 1a

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	5.8	0.5	6.4	30.1	57.2	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	F ASS? (X=NO)
4"	100.0		
3"	100.0		
2"	100.0		
1"	100.0		
0.75"	100.0		
0.375"	96.7		
#4	94.2		
#10	93.7		
#40	87.3		
#80	69.0		
#100	65.0		
#200	57.2		

Soil Description

Dark brown, Sandy lean CLAY (CL) with trace fine Gravel

Atterberg Limits

PL= 15 LL= 30 Pi= 15

Coefficients

D₉₀= 0.6799 D₈₅= 0.3703 D₆₀= 0.1063
D₅₀= D₃₀= D₁₅=
D₁₀= C_u= C_c=

Classification

USCS= CL AASHTO= A-6(5)

Remarks

CBR #2
Sample Obtained: 6/16/2023
Sample Tested: 6/16/2023

* (no specification provided)

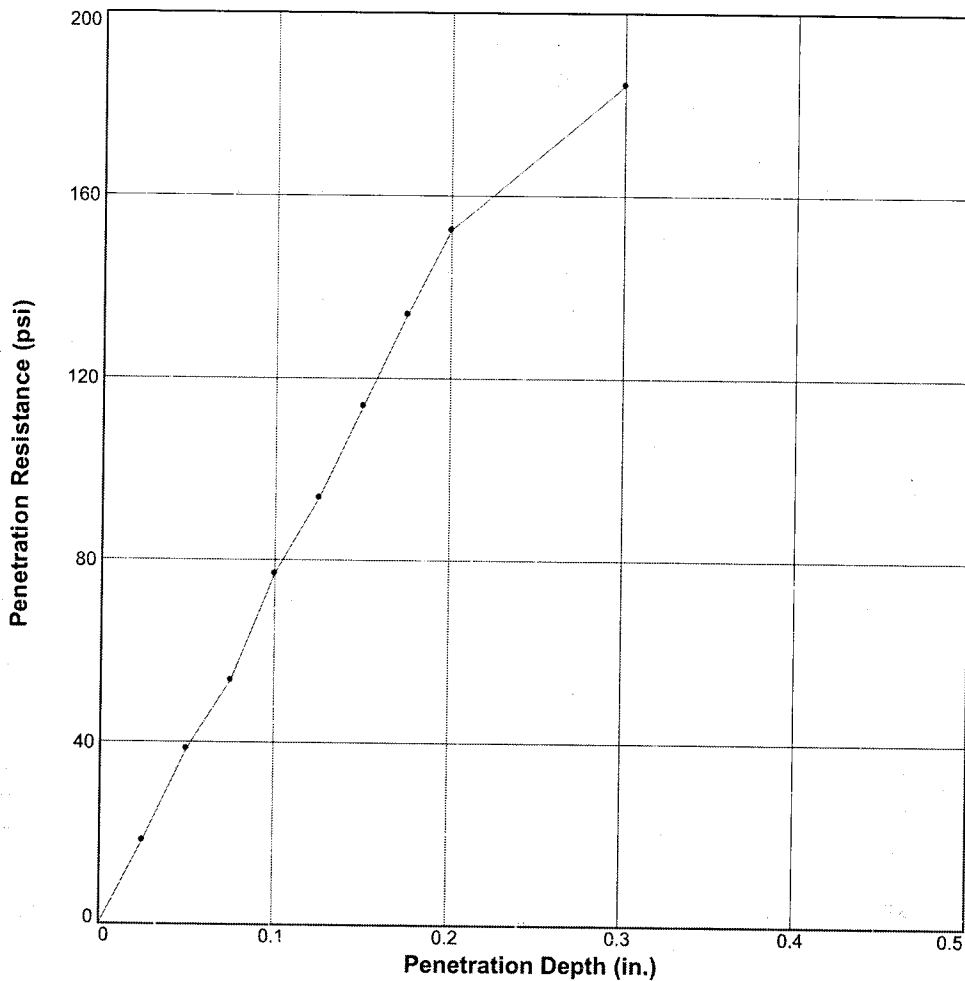
Location: See Attached Boring Location Plan Sample Number: CBR #2 Depth: 0.7-2 Ft. Date: 6/16/2023

Terracon	Client: MEB General Contractors, Inc.	Project: Williamsburg Sports & Entertainment Complex - Phase 1
	Project No: K4235044	Figure 2b

Tested By: A. Kotyk Checked By: J. Wheeler

BEARING RATIO TEST REPORT

ASTM D1883-16



	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	109.1	100	13.7	109.0	99.9	15.6	9.2	10.6	0.022	10	0.1
2 △											
3 □											

Material Description		USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
Brown, Sandy SILT (ML)						
		ML	109.1	14.2	NV	NP

Project No: K4235044
Project: Williamsburg Sports & Entertainment Complex - Phase 1
Location: See Attached Boring Location Plan
Sample Number: CBR #3 **Depth:** 0.5-2 Ft.
Date: 6/16/2023

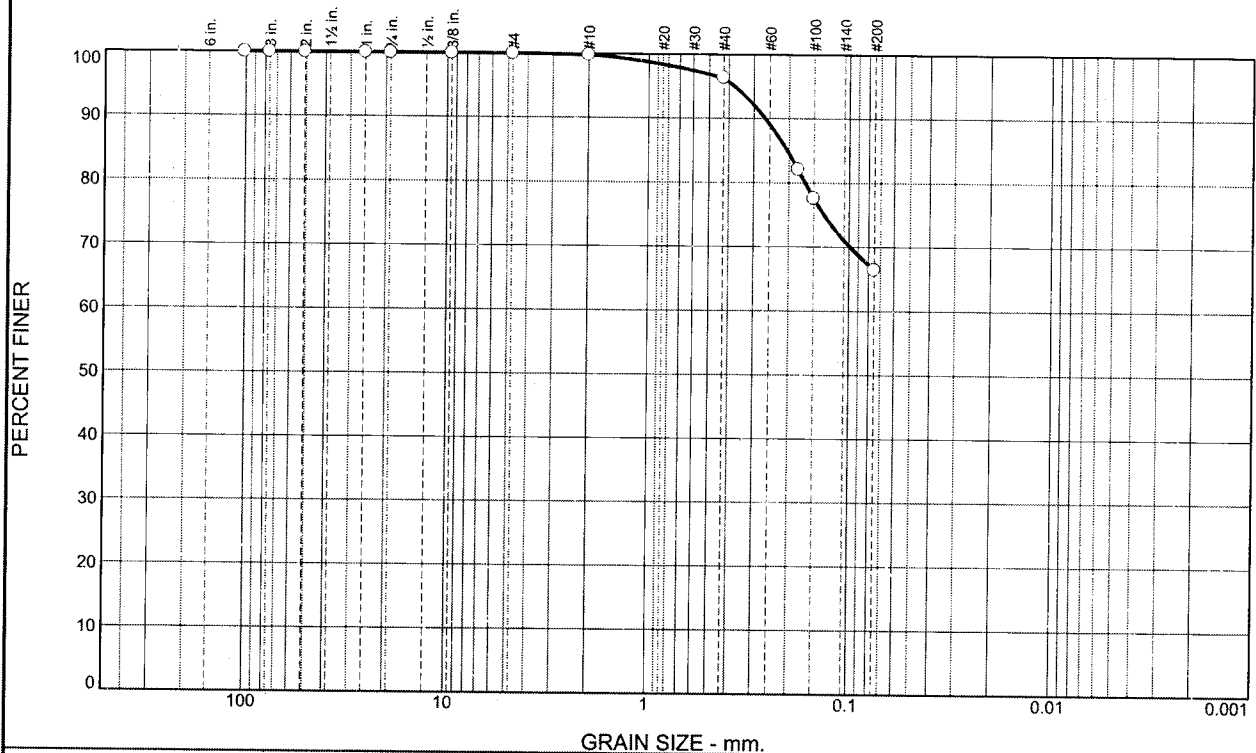
Test Description/Remarks:

CBR #3
 Sample Obtained: 6/16/2023
 Sample Tested: 6/16/2023
 Resiliency Factor = 2.5



Figure 3a

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.2	3.5	29.9	66.4	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
4"	100.0		
3"	100.0		
2"	100.0		
1"	100.0		
0.75"	100.0		
0.375"	100.0		
#4	100.0		
#10	99.8		
#40	96.3		
#80	82.1		
#100	77.5		
#200	66.4		

* (no specification provided)

Soil Description

Light brown, Sandy lean CLAY (CL) with trace fibrous organic material

Atterberg Limits

PL= 15 LL= 25 PI= 10

Coefficients

D₉₀= 0.2635 D₈₅= 0.2042 D₆₀=
D₅₀= D₃₀= D₁₅=
D₁₀= C_u= C_c=

Classification

USCS= CL AASHTO= A-4(4)

Remarks

CBR #4
Sample Obtained: 6/19/2023
Sample Tested: 6/19/2023

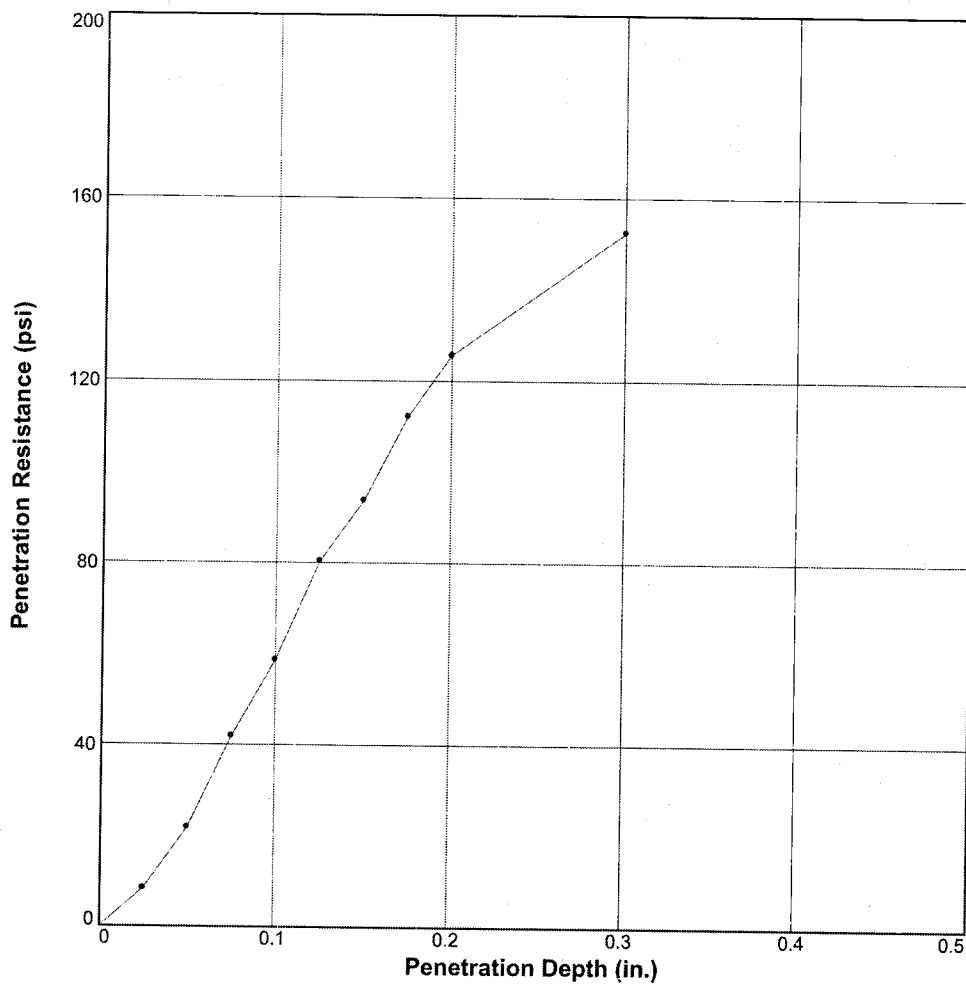
Location: See Attached Boring Location Plan
Sample Number: CBR #4 Depth: 0.5-2 Ft.

Date: 6/19/2023

Terracon	Client: MEB General Contractors, Inc.
	Project: Williamsburg Sports & Entertainment Complex - Phase 1
	Project No: K4235044 Figure 4b

Tested By: A. Kotyk Checked By: J. Wheeler

BEARING RATIO TEST REPORT ASTM D1883-16



	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	112.2	100	13.2	112.0	99.9	16.6	8.2	8.9	0.028	10	0.1
2 △											
3 □											

Material Description						
Brown, Sandy lean CLAY (CL) with trace fibrous organic material		USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
		CL	112.2	13.7	28	9

Project No: K4235044
Project: Williamsburg Sports & Entertainment Complex - Phase 1
Location: See Attached Boring Location Plan
Sample Number: NCBR #1 **Depth:** 0.7-2 Ft.
Date: 9/29/2023

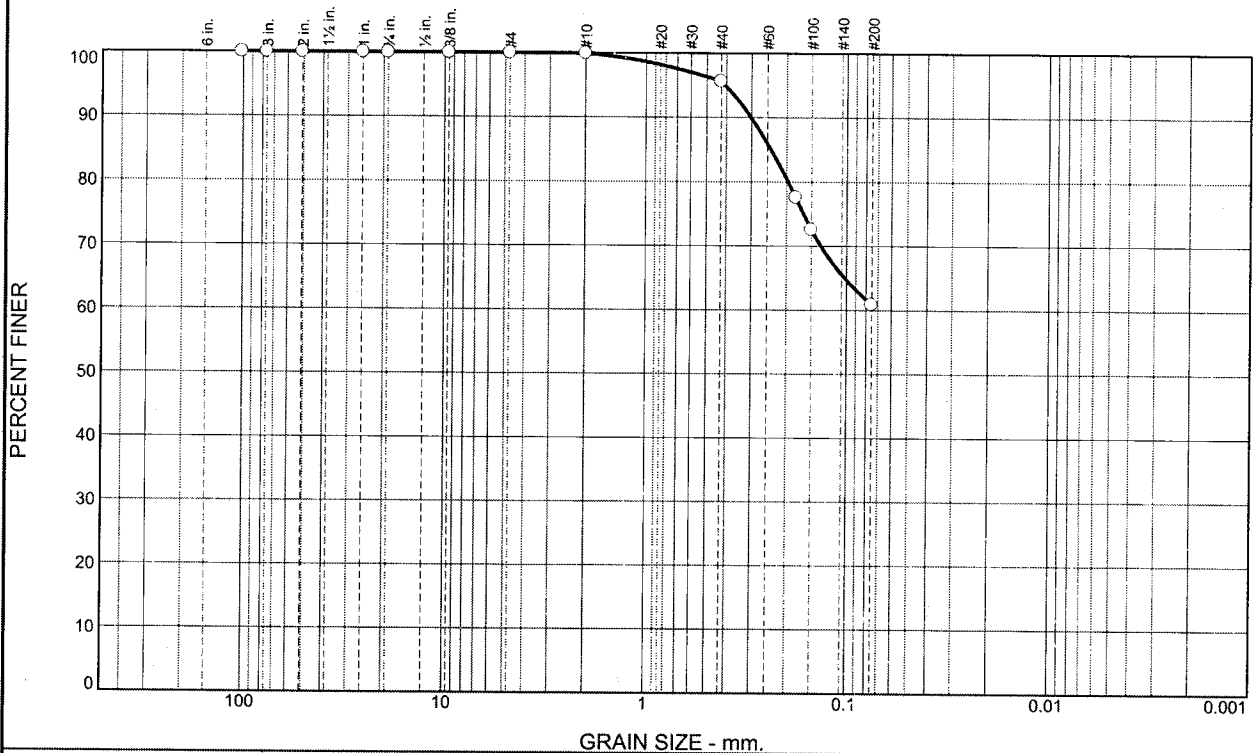
Test Description/Remarks:

NCBR #1
 Sample Obtained: 9/29/2023
 Sample Tested: 9/29/2023
 Resiliency Factor = 2.5



Figure 5a

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.1	4.3	34.7	60.9	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
4"	100.0		
3"	100.0		
2"	100.0		
1"	100.0		
0.75"	100.0		
0.375"	100.0		
#4	100.0		
#10	99.9		
#40	95.6		
#80	77.6		
#100	72.6		
#200	60.9		

* (no specification provided)

Soil Description

Brown, Sandy lean CLAY (CL) with trace fibrous organic material

Atterberg Limits

PL= 15 LL= 23 PI= 8

Coefficients

D₉₀= 0.3018 D₈₅= 0.2399 D₆₀=
D₅₀= D₃₀= D₁₅=
D₁₀= C_u= C_c=

Classification

USCS= CL AASHTO= A-4(2)

Remarks

NCBR #2
Sample Obtained: 9/29/2023
Sample Tested: 9/29/2023

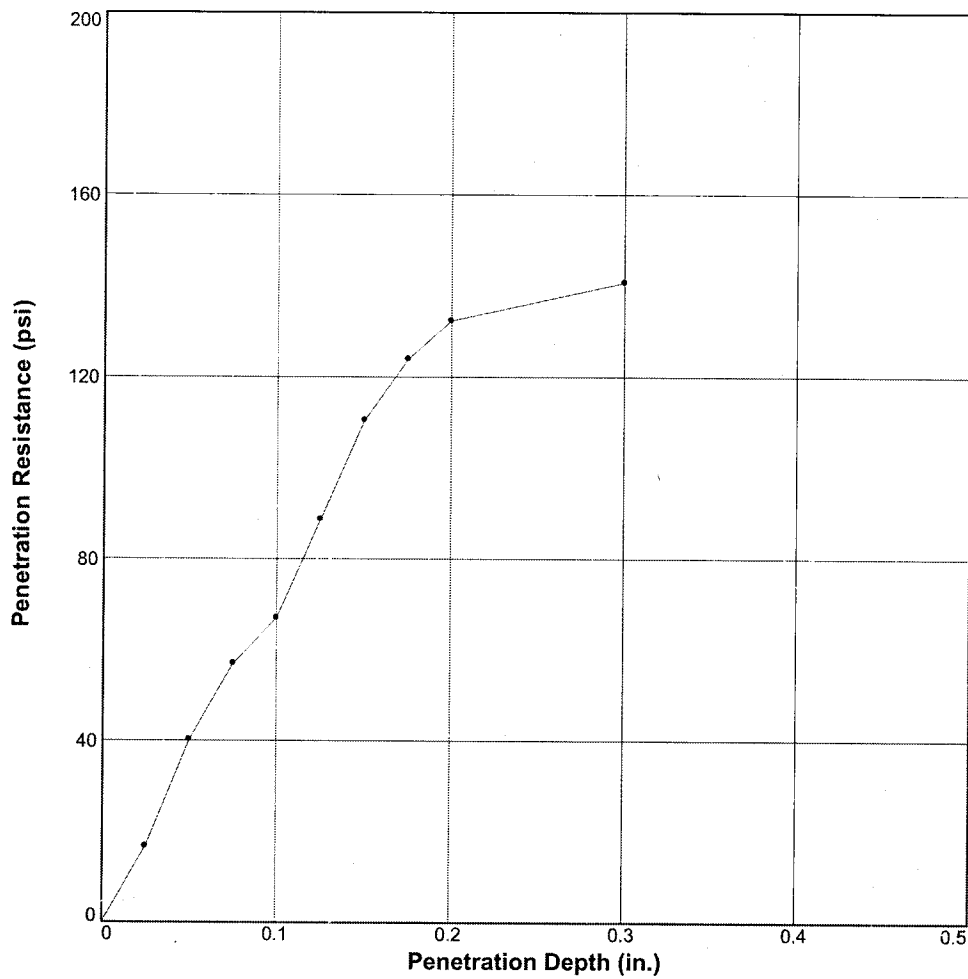
Location: See Attached Boring Location Plan
Sample Number: NCBR #2 **Depth:** 0.8-2 Ft.

Date: 9/29/2023

<h1 style="margin: 0;">Terracon</h1>	Client: MEB General Contractors, Inc. Project: Williamsburg Sports & Entertainment Complex - Phase I Project No: K4235044	Figure 6b
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Tested By: A. Kotyk **Checked By:** J. Wheeler

BEARING RATIO TEST REPORT ASTM D1883-16



	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	116.8	100	11.2	116.7	99.9	14.4	8.2	8.9	0.017	10	0.1
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
	Brown, Sandy lean CLAY (CL)	CL	116.8	11.7	27

Project No: K4235044
Project: Williamsburg Sports & Entertainment Complex - Phase I
Location: See Attached Boring Location Plan
Sample Number: NCBR #3 **Depth:** 1-2 Ft.
Date: 9/29/2023

Test Description/Remarks:

NCBR #3
 Sample Obtained: 9/29/2023
 Sample Tested: 9/29/2023
 Resiliency Factor = 2.0



Figure 7a

INFILTRATION TESTING

Constant-Head Borehole Permeameter Infiltration testing was performed at boring locations and depths as directed by the client. The individual test location boreholes were prepared utilizing a planar auger to remove soil cuttings from the base. Permeability testing was then conducted utilizing an Johnson Permeameter™. Based on the field testing and corroborated with laboratory testing results, the hydraulic conductivity of the soils is presented in the Table below. Comprehensive hydraulic conductivity worksheets are provided in the **Supporting Information** section of this report.

Infiltration Test Results

Boring ID	Test Depth Below Grade (ft)	Ksat Value (in/hr)	Ksat Value (cm/sec)	Ksat Class	USCS Classification
INF-1	10	0.005	3.75×10^{-6}	Low	CL
INF-2	10	0.005	3.67×10^{-6}	Low	CH
NBMP-1	10	0.050	3.53×10^{-5}	Moderately Low	SC
NBMP-2	10	0.006	4.48×10^{-6}	Low	CL

The infiltration test results provided in this report are the result of permeability testing at the locations and depths indicated and do not include a safety factor. Varying site conditions, including soil composition, soil density, stratum depth, and stratum thickness should be expected throughout the site. As such, the permeability test results should not be assumed for all locations and depths across the project site.

Constant-Head Borehole Permeameter Test

Analytical Method: Glover Solution



Williamsburg Sports and Entertainment Complex - Phase 1		Project No.....: K4235044	Terminology and Solution (R. E. Glover Solution)*	
Boring No.....: INF-2	Investigator.....: C. Hayes	Proj. Location...: Williamsburg, VA	Ksat _g : (Coefficient of Permeability) @ Base Temp. T _b (°C) 20	
Boring Depth.....: 10 ft (m, cm, ft, in)	Boring Diameter...: 9.5 cm	Date.....: 7/13/2023	Q: Rate of flow of water from the borehole	
Boring Radius r...: 4.75 cm	Soil/Water Temp. T: 19 °C	WCU Base Ht. h: 15.0 cm	H: Constant height of water in the borehole	
Dyn. Visc. @ T °C: 0.001028 kg/m·s		WCU Susp. Ht. S: 4.1 cm	r: Radius of the cylindrical borehole	
		Const. Wtr. Ht. H: 19.1 cm	V: Dyn. Visc. of water @ Temp. T °C/Dyn. Visc. of water @ T _b	
		H/r ** 4.0	Ksat = Q[sinh ⁻¹ (H/r) - (r ² /H ² +1) ⁵ + r/H]/(2πH ²) [Basic Glover Solu.]	
		Dyn. Visc. @ T _b °C: 0.001003 kg/m·s	Ksat _g = QV[sinh ⁻¹ (H/r) - (r ² /H ² +1) ⁵ + r/H]/(2πH ²) [Temp. Correction]	

VOLUME (ml)	Volume Out (ml)	TIME (h:mm:ss A/P)	Interval Elapsed Time		Flow Rate Q (ml/min)	Ksat _g Equivalent Values										
			(hr:min:sec)	(min)		(cm/min)	(cm/sec)	(cm/day)	(in/hr)	(ft/day)						
120		1:48:40 PM														
119	1	1:51:25 PM	0:02:45	2.75	0.36	0.000	3.57E-06	0.309	0.005	0.010						
118	1	1:54:03 PM	0:02:38	2.63	0.38	0.000	3.73E-06	0.322	0.005	0.011						
117	1	1:56:40 PM	0:02:37	2.62	0.38	0.000	3.75E-06	0.324	0.005	0.011						
116	1	1:59:21 PM	0:02:41	2.68	0.37	0.000	3.66E-06	0.316	0.005	0.010						
115	1	2:01:58 PM	0:02:37	2.62	0.38	0.000	3.75E-06	0.324	0.005	0.011						
114	1	2:04:38 PM	0:02:40	2.67	0.38	0.000	3.68E-06	0.318	0.005	0.010						
113	1	2:07:18 PM	0:02:40	2.67	0.38	0.000	3.68E-06	0.318	0.005	0.010						
112	1	2:10:01 PM	0:02:43	2.72	0.37	0.000	3.62E-06	0.312	0.005	0.010						
111	1	2:12:41 PM	0:02:40	2.67	0.38	0.000	3.68E-06	0.318	0.005	0.010						
110	1	2:15:25 PM	0:02:44	2.73	0.37	0.000	3.59E-06	0.310	0.005	0.010						

Natural Moisture.....: 18.8 Consistency.....: N/A Field-Estimated Ksat: 0.000 3.67E-06 0.317 0.005 0.010
 USDA Txt./USCS Class: CH Water Table Depth....: N/A Notes: Estimated field Ksat is determined by averaging and/or rounding of test results for the final three or four
 Struct./% Pass. #200.: 60.5 Init. Saturation Time.: 1 hr 45 min stabilized values and analyzing the graph.

Glover, R. E. 1953. Flow from a test-hole located above groundwater level, pp. 69-71. In: Theory and Problems of Water Percolation. (C. N. Zangier, ed.). USBR. The condition for this solution exists when the distance from the bottom of the borehole to the water table or an impervious layer is at least twice the depth of the water in the well. *H/r > 5 to > 10 Johnson Permeameter, LLC Revised 11/29/13

Constant-Head Borehole Permeameter Test


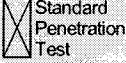




Analytical Method: Glover Solution



Williamsburg Sports and Entertainment Complex - Phase 1		Project No.....	K4235044		Terminology and Solution (R. E. Glover Solution)*							
Boring No.....	NBMP-2	Proj. Location....	Williamsburg, VA		Ksat _g (Coefficient of Permeability) @ Base Temp. T _g (°C)							
Investigator.....	C. Hayes, H. Hubbard	Date.....	10/13/2023		Q: Rate of flow of water from the borehole							
Boring Depth.....	10 ft (m, cm, ft, in)	WCU Base Ht. h:	15.0 cm		H: Constant height of water in the borehole							
Boring Diameter...	9.5 cm	WCU Susp. Ht. S:	4.1 cm		r: Radius of the cylindrical borehole							
Boring Radius r...	4.75 cm	Const. Wtr. Ht. H:	19.1 cm		V: Dyn. Visc. of water @ Temp. T °C/Dyn. Visc. of water @ T _g							
Soil/Water Temp. T:	19 °C	H/r	4.0		Ksat = Q[sinh ⁻¹ (H/r) - (r ² /H ² +1) ⁵ + r/H]/(2πH ²) [Basic Glover Solu.]							
Dyn. Visc. @ T °C:	0.001028 kg/m-s	Dyn. Visc. @ T _g °C:	0.001003 kg/m-s		Ksat _g = QV[sinh ⁻¹ (H/r) - (r ² /H ² +1) ⁵ + r/H]/(2πH ²) [Temp. Correction]							
VOLUME (ml)	Volume Out (ml)	TIME (h:m:ss A/P)	Interval Elapsed Time		Flow Rate Q							
			(hr:min:sec)	(min)	(ml/min)	(cm/min)	(cm/sec)	(cm/day)	(in/hr)	(ft/day)		
120		4:00:05 PM										
119	1	4:02:15 PM	0:02:10	2.17	0.46	0.000	4.53E-06	0.392	0.006	0.013		
118	1	4:04:45 PM	0:02:30	2.50	0.40	0.000	3.93E-06	0.339	0.006	0.011		
117	1	4:07:05 PM	0:02:20	2.33	0.43	0.000	4.21E-06	0.364	0.006	0.012		
116	1	4:09:24 PM	0:02:19	2.32	0.43	0.000	4.24E-06	0.366	0.006	0.012		
115	1	4:11:33 PM	0:02:09	2.15	0.47	0.000	4.57E-06	0.395	0.006	0.013		
114	1	4:13:41 PM	0:02:08	2.13	0.47	0.000	4.60E-06	0.398	0.007	0.013		
113	1	4:15:45 PM	0:02:04	2.07	0.48	0.000	4.75E-06	0.411	0.007	0.013		
112	1	4:17:48 PM	0:02:03	2.05	0.49	0.000	4.79E-06	0.414	0.007	0.014		
111	1	4:19:59 PM	0:02:11	2.18	0.46	0.000	4.50E-06	0.389	0.006	0.013		
110	1	4:22:05 PM	0:02:06	2.10	0.48	0.000	4.68E-06	0.404	0.007	0.013		
Natural Moisture.....	15.9%	Consistency.....	Very stiff		Field-Estimated Ksat:	0.000	4.48E-06	0.387	0.006	0.013		
USDA Txt./USCS Class:	CL	Water Table Depth....	13'		Notes: Estimated field Ksat is determined by averaging and/or rounding of test results for the final three or four							
Struct./% Pass. #200:	53.9%	Int. Saturation Time..	3 hours		stabilized values and analyzing the graph.							

*Glover, R. E. 1953. Flow from a test-hole located above groundwater level, pp. 69-71. in: Theory and Problems of Water Percolation. (C. N. Zanger, ed.). USBR. The condition for this solution exists when the distance from the bottom of the borehole to the water table or an impervious layer is at least twice the depth of the water in the well. H/r > 5 to >10 Johnson Permeameter, LLC Revised 11/29/13

General Notes

Sampling	Water Level	Field Tests
 Auger Cuttings  Standard Penetration Test	 Water Initially Encountered  Water Level After a Specified Period of Time  Water Level After a Specified Period of Time  Cave In Encountered	N Standard Penetration Test Resistance (Blows/Ft.) (HP) Hand Penetrometer (T) Torvane (DCP) Dynamic Cone Penetrometer UC Unconfined Compressive Strength (PID) Photo-Ionization Detector (OVA) Organic Vapor Analyzer
	Water levels indicated on the soil boring logs are the levels measured in the borehole at the times indicated. Groundwater level variations will occur over time. In low permeability soils, accurate determination of groundwater levels is not possible with short term water level observations.	

Descriptive Soil Classification

Soil classification as noted on the soil boring logs is based Unified Soil Classification System. Where sufficient laboratory data exist to classify the soils consistent with ASTM D2487 "Classification of Soils for Engineering Purposes" this procedure is used. ASTM D2488 "Description and Identification of Soils (Visual-Manual Procedure)" is also used to classify the soils, particularly where insufficient laboratory data exist to classify the soils in accordance with ASTM D2487. In addition to USCS classification, coarse grained soils are classified on the basis of their in-place relative density, and fine-grained soils are classified on the basis of their consistency. See "Strength Terms" table below for details. The ASTM standards noted above are for reference to methodology in general. In some cases, variations to methods are applied as a result of local practice or professional judgment.

Location And Elevation Notes

Exploration point locations as shown on the Exploration Plan and as noted on the soil boring logs in the form of Latitude and Longitude are approximate. See Exploration and Testing Procedures in the report for the methods used to locate the exploration points for this project. Surface elevation data annotated with +/- indicates that no actual topographical survey was conducted to confirm the surface elevation. Instead, the surface elevation was approximately determined from topographic maps of the area.

Strength Terms

Relative Density of Coarse-Grained Soils (More than 50% retained on No. 200 sieve.) Density determined by Standard Penetration Resistance		Consistency of Fine-Grained Soils (50% or more passing the No. 200 sieve.) Consistency determined by laboratory shear strength testing, field visual-manual procedures or standard penetration resistance		
Relative Density	Standard Penetration or N-Value (Blows/Ft.)	Consistency	Unconfined Compressive Strength Qu (tsf)	Standard Penetration or N-Value (Blows/Ft.)
Very Loose	0 - 3	Very Soft	less than 0.25	0 - 1
Loose	4 - 9	Soft	0.25 to 0.50	2 - 4
Medium Dense	10 - 29	Medium Stiff	0.50 to 1.00	5 - 8
Dense	30 - 50	Stiff	1.00 to 2.00	8 - 15
Very Dense	> 50	Very Stiff	2.00 to 4.00	16 - 30
		Hard	> 4.00	> 30

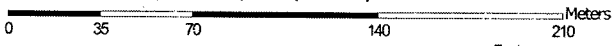
Relevance of Exploration and Laboratory Test Results

Exploration/field results and/or laboratory test data contained within this document are intended for application to the project as described in this document. Use of such exploration/field results and/or laboratory test data should not be used independently of this document.

Soil Map—James City and York Counties and the City of Williamsburg, Virginia



Map Scale: 1:2,690 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/25/2023
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11C	Craven-Uchee complex, 6 to 10 percent slopes	1.5	11.3%
29B	Slagle fine sandy loam, 2 to 6 percent slopes	12.0	88.7%
Totals for Area of Interest		13.6	100.0%

General Conditions of Contract

Between

The Historic Triangle Recreational Facility Authority

And

MEB General Contractors, Inc.

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Article 1
General

1.1 Mutual Obligations.

1.1.1 *Owner and Design-Builder* commit at all times to cooperate fully with each other and proceed on the basis of trust and good faith, to permit each party to realize the benefits afforded under the Contract Documents.

1.2 Basic Definitions. (Capitalized terms not otherwise defined herein shall have the meaning as defined in the Comprehensive Agreement).

1.2.1 *Agreement* refers to the executed Comprehensive Agreement between Owner and Design-Builder.

1.2.2 *Basis of Design Documents* are the 35% Comprehensive Agreement Documents submitted by the Design-Builder to the Authority on November 30, 2023, attached to the Comprehensive Agreement as Exhibit A.

1.2.3 *Construction Documents* are the documents, consisting of Drawings and Specifications, to be prepared or assembled by Design-Builder consistent with the Basis of Design Documents unless a deviation from the Basis of Design Documents is specifically set forth in a Change Order executed by both Owner and Design-Builder, as part of the design review process contemplated by Section 2.4 of these General Conditions of Contract.

1.2.4 *Day or Days* shall mean calendar days unless otherwise specifically noted in the Contract Documents.

1.2.5 *Design-Build Team* is comprised of Design-Builder, the Design Consultant, and key Subcontractors identified by Design-Builder.

1.2.6 *Designer* is a qualified, licensed design professional who is an employee of Design-Builder or is retained by Design-Builder, or employed or retained by anyone under contract with Design-Builder, to furnish design services required under the Contract Documents. A Design Sub-Consultant is a qualified, licensed design professional who is not an employee of the Designer, but is retained by the Designer or employed or retained by anyone under contract to Designer, to furnish design services required under the Contract Documents.

1.2.7 *Final Completion* is the date on which all Work is complete in accordance with the Contract Documents, including but not limited to, any items identified in the punch list prepared under Section 6.6.1 and the submission of all documents set forth in Section 6.7.2.

1.2.8 *Force Majeure Events* are those events that are beyond the control of both Design-Builder and Owner, including the events of war, floods, labor disputes, earthquakes,

epidemics, unusually severe weather conditions not reasonably anticipated, and other acts of God.

1.2.9 *General Conditions of Contract* refer to this DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder* (2010 Edition), as modified by the Parties.

1.2.10 Omitted.

1.2.11 Omitted.

1.2.12 *Hazardous Conditions* are any materials, wastes, substances and chemicals deemed to be hazardous under applicable Legal Requirements, or the handling, storage, remediation, or disposal of which are regulated by applicable Legal Requirements.

1.2.13 *Legal Requirements* are all applicable federal, state and local laws, codes, ordinances, rules, regulations, standards, requirements, orders and decrees of any government or quasi-government entity having jurisdiction over the Project or Site, the practices involved in the Project or Site, or any Work including, without limitation the most current Virginia Uniform Statewide Building Code the Americans with Disabilities Act. All publications and other documents (such a manuals, handle codes, standards, and specifications) cited to in this Agreement for the purpose of establishing requirements applicable to equipment, materials, or workmanship are hereby incorporated by reference in this Agreement.

1.2.14 Omitted.

1.2.15 *Site* is the land or premises on which the Project is located.

1.2.16 *Subcontractor* is any person or entity retained by Design-Builder as an independent contractor to perform a portion of the Work and shall include materialmen and suppliers.

1.2.17 *Sub-Subcontractor* is any person or entity retained by a Subcontractor as an independent contractor to perform any portion of a Subcontractor's Work and shall include materialmen and suppliers.

1.2.18 *Substantial Completion or Substantially Complete* means the date on which the Work, or an agreed upon portion of the Work, is sufficiently complete in accordance with the Contract Documents, including an occupancy permit, commissioning and punch list (other than cosmetic items), so that it may be utilized and can be used for all of its intended uses, including that the Project is ready to accept move-in by Owner and all life/safety items are operational, and other items that are critical in nature are complete.

1.2.19 *Work* is comprised of all Design-Builder's design, construction and other services required by the Contract Documents, including procuring and furnishing all materials, equipment, services and labor reasonably inferable from the Contract Documents.

1.3 Additional Definitions

1.3.1 *Contract Price* means the amount established as the lump sum payable to Design-Builder, as increased or decreased due to Change Orders.

1.3.2 *Contractor or Prime Construction Contractor* means Design-Builder or, where appropriate, the entity to which Design-Builder subcontracts its responsibility for the construction portion of the work under the agreement. If Design-Builder has proposed the Construction Contractor for the Project in its proposals to the Owner, Design-Builder shall use Construction Contractor for the Project unless the Owner in its sole discretion approves otherwise in writing.

1.3.3 *Defect, Defective, or Deficient* is an adjective or noun which when modifying or referring to the word *Work* refers to *Work* or any part thereof that is unsatisfactory or faulty or does not conform to the Contract Documents, or does not meet the requirements of any inspections, standards, tests or approvals referred to in the Contract Documents.

1.3.4 *Drawings and Specifications* mean the surveys, drawings and specifications that Design-Builder causes to be prepared for the Project that are approved by Owner, Designer and Design-Builder.

1.3.5 *Fixed Fees* mean the amounts payable to Design-Builder as specified in any later negotiated Comprehensive Agreement for the Services in addition to Reimbursable Costs.

1.3.6 *Person(s) or person(s)* means any individual, partnership, joint venture, association, joint-stock company, corporation, limited liability company, trust, unincorporated organization, government or any agency or political subdivision thereof, or any other legal entity.

1.3.7 *Project Schedule* means the schedule for design and construction of the Project, which, in its initial version, is set forth in Exhibit 1-4 Project Schedule attached to the Agreement.

1.3.8 *Reimbursable Costs* mean the amounts payable to Design-Builder as specified in any later negotiated Comprehensive Agreement for the Services in addition to the Fixed Fees.

1.3.9 *Requisition* means an application for payment.

1.3.10 *Scope of Work* means all the work and materials for the Project required by this Agreement to be provided by Design-Builder, and that may be required to result in a fully

functional and properly operating Project, and all of which shall be provided by Design-Builder, within the Contract Price as reflected in the 35% Design Development Submission, attached to the Comprehensive Agreement as Exhibit 1, except as may be modified by any Change.

1.3.11 *Services* means all pre-construction and development services and all architectural and engineering design, procurement and construction services related to the Project furnished by Design-Builder, including, without limitation, all labor, services, materials and facilities, and all other things that are required to provide for the development of the site and the design, construction and equipping of the Project so that such Project is properly completed. Services are a part of the Work.

1.3.12 *Unusually Severe Weather.* Weather shall be considered "unusually severe", only if a weather condition (or any combination of weather conditions) prevents the Design-Builder from working a number of workdays during a calendar month, which number exceeds the number of workdays listed below for that calendar month. Delays will only be allowed for the number of lost workdays in excess of the following:

January – six (6) days	July – four (4) days
February – four (4) days	August – three (3) days
March 4 – four (4) days	September – three (3) days
April – three (3) days	October – three (3) days
May – four (4) days	November – three (3) days
June – four (4) days	December – five (5) days

The Contractor shall anticipate the potential loss of the number of workdays listed above for each calendar month due to weather and shall schedule the Work accordingly. Any schedules submitted shall include the above number of days each month as lost days. The Owner shall determine, upon examination of submitted evidence, whether or not weather prevented the Contractor from performing Work on the days claimed by the Contractor. The Owner's determination shall be final and binding upon the parties.

Article 2

Design-Builder's Services and Responsibilities

2.1 General Services.

2.1.1 Design-Builder's Representative shall be reasonably available to Owner and shall have the necessary expertise and experience required to supervise the Work. Design-Builder's Representative shall communicate regularly with Owner and shall be vested with the authority

to act on behalf of Design-Builder. Design-Builder's Representative may be replaced only with the mutual agreement of Owner and Design-Builder.

2.1.2 Design-Builder shall provide Owner with a monthly status report detailing the progress of the Work, including (i) whether the Work is proceeding according to schedule, (ii) whether discrepancies, conflicts, or ambiguities exist in the Contract Documents that require resolution, (iii) whether health and safety issues exist in connection with the Work, (iv) [reserved], and (v) other items that require resolution so as not to jeopardize Design-Builder's ability to complete the Work for the Contract Price and within the Contract Time(s).

2.1.3 Design-Builder shall prepare and submit a schedule in accordance with Supplemental Condition, Section 8.1, at least three (3) days prior to the meeting contemplated by Section 2.1.4 hereof, a schedule for the execution of the Work for Owner's review and response. The schedule shall indicate the dates for the start and completion of the various stages of Work, including the dates when Owner information and approvals are required to enable Design-Builder to achieve the Contract Time(s). On a monthly basis, the schedule shall be revised as required by conditions and progress of the Work, but such revisions shall not relieve Design-Builder of its obligations to complete the Work within the Contract Time(s), as such dates may be adjusted in accordance with the Contract Documents. Owner's review of, and response to, the schedule shall not be construed as relieving Design-Builder of its complete and exclusive control over the means, methods, sequences and techniques for executing the Work.

2.1.4 The parties will meet within seven (7) days after execution of the Agreement to discuss issues affecting the administration of the Work and to implement the necessary procedures, including those relating to submittals and payment, to facilitate the ability of the parties to perform their obligations under the Contract Documents.

2.2 Design Professional Services.

2.2.1 It is understood and agreed that this Agreement includes design services. Design-Builder shall, consistent with applicable state licensing laws, provide through qualified, licensed design professionals employed by Design-Builder, or procured from qualified, independent licensed Designer or Design Consultants, the necessary design services, including architectural, engineering and other design professional services, for the preparation of the required drawings, specifications and other design submittals to permit Design-Builder to complete the Work consistent with the Contract Documents. Design-Builder further represents that the structural, electrical, mechanical and other engineering disciplines provided for the design of the Project will be under the direct supervision of licensed professional engineers who are registered in Virginia or who are persons in responsible charge of an engineering firm registered in Virginia. Nothing in the Contract Documents is intended or deemed to create any legal or contractual relationship between Owner and any Design Consultant.

2.3 Standard of Care for Design Professional Services.

2.3.1 The standard of care for all design professional services performed to execute the Work shall be the care and skill ordinarily used by members of the design profession practicing under similar conditions on projects of similar complexity at the same time and in the Commonwealth of Virginia.

2.4 Design Development Services.

2.4.1 Subject to Section 2.3.1, Design-Builder is responsible to Owner for the professional quality, technical accuracy, and coordination of all designs, drawings, specifications, and other Services furnished by Design-Builder's design professionals under this Agreement. Design-Builder must, without any changes to the Contract Price or schedule, correct any errors or deficiencies in any of the designs, drawings, specifications, and other Services, all at no costs to Owner, and, provided that such errors or deficiencies do not arise out of, or as a result of, information or directives furnished by Owner or Owner's Representative, and further provided, that because of such errors or deficiencies the Work does not conform to the requirements of this Agreement. Design-Builder shall, consistent with the Comprehensive Agreement, prepare the interim design submissions described therein which interim design submissions may include design criteria, drawings, diagrams and specifications setting forth the Project requirements. Interim design submissions shall be consistent with the Basis of Design Documents, as the Basis of Design Documents may have been changed through the design process set forth in this Section 2.4.1. On or about the time of the scheduled submissions, Design-Builder and Owner shall meet and confer about the submissions, with Design-Builder identifying during such meetings, among other things, the evolution of the design and any changes to the Basis of Design Documents, or, if applicable, previously submitted design submissions. Changes to the Basis of Design Documents, including those that are deemed minor changes under Section 9.3.1, shall be processed in accordance with Article 9. Minutes of the meetings, including a full listing of all changes, will be maintained by Design-Builder and provided to all attendees for review. Following the design review meeting, Owner shall review and approve the interim design submissions and meeting minutes in a time that is consistent with the turnaround times set forth in Design-Builder's schedule.

2.4.2 Design-Builder shall submit to Owner Construction Documents setting forth in detail drawings and specifications describing the requirements for construction of the Work. The Construction Documents shall be consistent with the latest set of interim design submissions, as such submissions may have been modified in a design review meeting and recorded in the meetings minutes. The parties shall have a design review meeting to discuss, and Owner shall review and approve, the Construction Documents in accordance with the procedures set forth in Section 2.4.1 above. Design-Builder shall proceed with construction in accordance with the approved Construction Documents and shall submit one set of approved Construction Documents to Owner prior to commencement of construction.

2.4.3 Owner's review and approval of interim design submissions, meeting minutes, and the Construction Documents is for the purpose of mutually establishing a conformed set of Contract Documents compatible with the requirements of the Work. Neither Owner's review nor approval of any interim design submissions, meeting minutes, and Construction Documents shall be deemed to transfer any design liability from Design-Builder to Owner.

2.4.4 To the extent not prohibited by the Contract Documents or Legal Requirements, Design-Builder may prepare interim design submissions and Construction Documents for a portion of the Work to permit construction to proceed on that portion of the Work prior to completion of the Construction Documents for the entire Work.

2.5 Legal Requirements.

2.5.1 Design-Builder shall perform the Work in accordance with all Legal Requirements and shall provide all notices applicable to the Work as required by the Legal Requirements.

2.5.2 The Contract Price and/or Contract Time(s) shall be adjusted to compensate Design-Builder for the effects of any changes in the Legal Requirements enacted after the date of the Agreement affecting the performance of the Work. Such effects may include, without limitation, revisions Design-Builder is required to make to the Construction Documents because of changes in Legal Requirements.

2.6 Licenses, Government Approvals, Permits and Responsibilities.

2.6.1 Design-Builder shall identify and obtain and pay for all necessary permits, approvals, licenses, government charges and inspection fees required for the prosecution of the Work by any government or quasi-government entity having jurisdiction over the Project.

2.6.2 Design-Builder shall provide reasonable assistance to Owner in obtaining those permits, approvals and licenses that are Owner's responsibility.

2.6.3 Design-Builder is responsible also for all materials delivered and Work performed until completion and acceptance by Owner of the entire construction Work. There shall be no mark-up on any permit or other costs paid for by the Owner for the items covered by the allowances.

2.6.4 Design-Builder shall demonstrate compliance with all environmental permits and regulations identified in the Contract Documents and/or as may be required by law prior to, and during construction.

2.6.5 Design-Builder shall pay all fees and charges for temporary connections to outside services and for use of property outside the site, subject to reimbursement as provided by the Contract Documents. Owner will directly pay for permanent utility connection fees for

the facility. Design-Builder shall coordinate permanent utility connections and advise Owner on required fees.

2.7 Design-Builder's Construction Phase Services.

2.7.1 Unless otherwise provided in the Contract Documents to be the responsibility of Owner or a separate contractor, Design-Builder shall provide through itself or Subcontractors the necessary supervision, labor, inspection, testing, start-up, material, equipment, machinery, temporary utilities and other temporary facilities to permit Design-Builder to complete construction of the Project consistent with the Contract Documents.

2.7.2 Design-Builder shall perform all construction activities efficiently and in a good and workmanlike manner and with the requisite expertise, skill and competence to satisfy the requirements of the Contract Documents. Design-Builder shall at all times exercise complete and exclusive control over the means, methods, sequences and techniques of construction.

2.7.3 Design-Builder shall employ only Subcontractors who are duly licensed and qualified to perform the Work consistent with the Contract Documents. Owner may reasonably object to Design-Builder's selection of any Subcontractor, provided that the Contract Price and/or Contract Time(s) shall be adjusted to the extent that Owner's decision impacts Design-Builder's cost and/or time of performance.

2.7.4 Design-Builder assumes responsibility to Owner for the proper performance of the Work of Subcontractors and any acts and omissions in connection with such performance. Nothing in the Contract Documents is intended or deemed to create any legal or contractual relationship between Owner and any Subcontractor or Sub-Subcontractor, including but not limited to any third-party beneficiary rights.

2.7.5 Design-Builder shall coordinate the activities of all Subcontractors. If Owner performs other work on the Project or at the Site with separate contractors under Owner's control, Design-Builder agrees to reasonably cooperate and coordinate its activities with those of such separate contractors so that the Project can be completed in an orderly and coordinated manner without unreasonable disruption.

2.7.6 On a daily basis during the progress of the work, Design-Builder shall keep the Site reasonably free from debris, trash and construction wastes to permit Design-Builder to perform its construction services efficiently, safely and without interfering with the use of adjacent land areas. Upon Substantial Completion of the Work, or a portion of the Work, Design-Builder shall remove all debris, trash, construction wastes, materials, equipment, machinery and tools arising from the Work or applicable portions thereof to permit Owner to occupy the Project or a portion of the Project for its intended use.

2.7.7 Design-Builder must give personal superintendence to the Work either in person or by having a foreman or superintendent on the Prime Construction Contractor's or Design-

Builder's payroll, approved by Owner's Representative, with authority to act on behalf of Design-Builder, on the site at all times Work is in progress.

2.7.7.1 A minimum of one such superintendent must be provided on site to be responsible for coordinating, directing, inspecting, and expediting the Work of the Prime Construction Contractor and its subcontractors.

2.7.7.2 It is contemplated that all construction Work at the Site will be performed during normal working hours, between the hours of 7:00 a.m. until 7:00 p.m., Monday through Saturday, local time, unless otherwise specified in this Agreement. Design-Builder's material and equipment deliveries must not interfere with the arrival or departure of Owner employees, staff and visitors to existing facilities. The Authority may upon written request from Design-Builder waive or modify this requirement in its sole and exclusive discretion.

2.7.8 Design-Builder must refer requests received from occupants of buildings included in the immediate Work area to change the hours of Work, including anticipated cost and schedule impact, to Owner's Representative for consideration of a possible Change Order.

2.7.9 Design-Builder shall submit a daily construction report within 3 working days on a form provided by or approved by Owner's Representative or other form customarily used in the industry. The report shall indicate the number of people by trade or craft, and the type and location of Work. The report shall include subcontractors, safety and quality violations observed, corrective measures taken to correct the violations, and other information requested by Owner's Representative. Owner's Representative may modify the requirements of this report as the Project progresses.

2.7.10 Owner's Representative may, in writing, require Design-Builder to remove from the Work any employee of Design-Builder, or any subcontractor or its employee, Owner's Representative reasonably deems incompetent, careless, or otherwise objectionable. Design-Builder shall immediately remove from the Work any employee or any subcontractor or its employee so designated. However, if Design-Builder does not agree with such action, Design-Builder may within 3 days request Owner to review and make a decision on the matter, which decision shall be final.

2.8 Design-Builder's Responsibility for Project Safety.

2.8.1 Design-Builder is responsible for all injury to persons or damage to property that occurs as a result of its actions. Design-Builder must take proper safety and health precautions to protect the Work, the workers, the public, and the property of others.

2.8.2 Design-Builder recognizes the importance of performing the Work in a safe manner so as to prevent damage, injury or loss to (i) all individuals at the Site, whether working or visiting, (ii) the Work, including materials and equipment incorporated into the Work or

stored on-Site or off-Site, and (iii) all other property at the Site or adjacent thereto. Design-Builder assumes responsibility for implementing and monitoring all safety precautions and programs related to the performance of the Work. Design-Builder shall, prior to commencing construction, designate a Safety Representative with the necessary qualifications and experience to supervise the implementation and monitoring of all safety precautions and programs related to the Work. Unless otherwise required by the Contract Documents, Design-Builder's Safety Representative shall be an individual stationed at the Site who may have responsibilities on the Project in addition to safety. The Safety Representative shall make routine daily inspections of the Site and shall hold weekly safety meetings with Design-Builder's personnel, Subcontractors and others as applicable.

2.8.3 Design-Builder and Subcontractors shall comply with all Legal Requirements relating to safety, as well as any Owner-specific safety requirements set forth in the Contract Documents, provided that such Owner-specific requirements do not violate any applicable Legal Requirement. Design-Builder will immediately report in writing any safety-related injury, loss, damage or accident arising from the Work to Owner's Representative and, to the extent mandated by Legal Requirements, to all government or quasi-government authorities having jurisdiction over safety-related matters involving the Project or the Work.

2.8.4 Design-Builder's responsibility for safety under this Section 2.8 is not intended in any way to relieve Subcontractors and Sub-Subcontractors of their own contractual and legal obligations and responsibility for (i) complying with all Legal Requirements, including those related to health and safety matters, and (ii) taking all necessary measures to implement and monitor all safety precautions and programs to guard against injuries, losses, damages or accidents resulting from their performance of the Work.

2.9 Design-Builder's Warranty.

2.9.1 Design-Builder represents and warrants that it has the requisite experience, skills, capabilities, and manpower to perform the Obligations in a good and workmanlike fashion. Design-Builder warrants to Owner that the construction, including all materials and equipment furnished as part of the construction, shall be new unless otherwise specified in the Contract Documents, of suitable grade for the purpose intended, of good quality, in conformance with the Contract Documents and free of defects in materials and workmanship. Design-Builder's warranty obligation excludes defects caused by abuse, alterations, or failure to maintain the Work in a commercially reasonable manner. Nothing in this warranty is intended to limit any manufacturer's warranty which provides Owner with greater warranty rights than set forth in this Section 2.9 or the Contract Documents. Design-Builder shall provide a list of extended warranties at 100% design development submission that Design-Builder is providing, or will be providing, or is or will be assigning from manufacturers and which shall be in addition to the warranty mentioned above. Design-Builder will provide Owner with all manufacturers' warranties upon Substantial Completion. Design-Builder will also use commercially reasonable efforts to include provisions in the Specifications, that such warranties do not contain any

limitation on liability, any reduction of the applicable statute of limitations, any indemnity requirements from Owner, any venue or forum selection clause other than the City of Williamsburg, Virginia, or any requirement for mediation.

2.9.2 Design-Builder warrants Design-Builder's Work for a period of one (1) year from the date of Substantial Completion of the entire Project against defects in workmanship and materials. However, if Owner chooses to take possession and use of a portion of the Project before Substantial Completion of the entire Project, then the one-year warranty on such portion shall begin to run on the date Owner takes possession of that portion. In no event shall Design-Builder's warranty period be less than or terminate earlier than any warranty provision specified in the Contract. Design-Builder's Warranty shall be in addition to, and not in limitation of, any other warranty or remedy required by law or by the Contract Documents.

2.9.3 Design-Builder agrees that if warranties set forth in the Contract Documents are in any respect breached, Design-Builder will pay to Owner any direct damages sustained by Owner as a result of such breach up to the full Contract Price agreed to by Owner to be paid for the supplies, materials, equipment or services furnished under the bid or proposal. These rights and remedies are in addition to and do not limit those rights and remedies otherwise available to Owner, except that these rights do not affect the Parties' agreement that liquidated damages constitute the sole damages available to Owner for delayed Substantial or Final Completion of the Project, and do not alter the mutual waiver of consequential damages.

2.10 Correction of Defective Work.

2.10.1 All materials and work not conforming to Design-Builder's Warranty, including substitutions not properly approved and authorized, may be considered defective. Design-Builder agrees to correct any Work that is found to not be in conformance with the Contract Documents, including that part of the Work subject to Section 2.9 hereof, within a period of one year from: (i) the date of Substantial Completion of the Work, or (ii) the date Owner takes possession of any portion of the Work on such portion, or within such longer period to the extent required by any specific warranty included in the Contract Documents.

2.10.2 Design-Builder shall, within seven (7) days of receipt of written notice from Owner that the Work is not in conformance with the Contract Documents, take meaningful steps to commence correction of such nonconforming Work, including the correction, removal or replacement of the nonconforming Work and any damage caused to other parts of the Work affected by the nonconforming Work. If Design-Builder fails to commence the necessary steps within such seven (7) day period, Owner, in addition to any other remedies provided under the Contract Documents, may provide Design-Builder with written notice that Owner will commence correction of such nonconforming Work with its own forces. If Owner does perform such corrective Work, Design-Builder shall be responsible for all reasonable costs incurred by Owner in performing such correction, including reasonable attorney's fees. If, in the opinion of Owner, it is not expedient to correct or replace all or any part of rejected work or materials,

then Owner, at its option, may deduct from the payment due, or to become due, to Design-Builder such amounts as, in Owner's judgment, will represent the higher of: (i) the difference between the fair value of the rejected work and materials and the value thereof, if the work had complied with the Contract Documents; or (ii) the cost of correction. If the nonconforming Work creates an emergency requiring an immediate response, the seven (7) day period identified herein shall be deemed inapplicable.

2.10.3 The one-year period referenced in Section 2.10.1 above applies only to Design-Builder's obligation to correct nonconforming Work and is not intended to constitute a period of limitations for any other rights or remedies Owner may have regarding Design-Builder's other obligations under the Contract Documents.

2.10.4 Design-Builder shall obtain each transferable guarantee or warranty of equipment, materials, or installation that is furnished by any manufacturer or installer in the ordinary course of the business or trade. Design-Builder shall obtain and furnish to Owner all information required to make any such guarantee or warranty legally binding and effective and shall submit both the information and the guarantee or warranty to Owner in sufficient time to permit Owner to meet any time limit requirements specified in the guarantee or warranty or, if no time limit is specified, before completion and acceptance of all Work under this Agreement.

2.10.5 Owner, by accepting any warranties or guarantees under this Agreement, does not waive any legal right or remedy that Owner otherwise may have for breach of this Agreement and/or for breach of any such warranties or guarantees.

2.11 Use of Premises

[RESERVED]

2.12 Design-Builder's Additional Obligations

2.12.1 Unless otherwise specified, or unless directed otherwise by Owner's Representative in writing, Design-Builder shall provide heat as necessary to protect all Work, materials, and equipment against injury from dampness and cold, and in the case of information technology equipment requiring the same, air conditioning, to protect it from heat and humidity.

2.12.2 Design-Builder's on-site superintendent must be able to speak, read, and write English to the extent necessary to permit reasonable communication with Owner personnel.

2.12.3 Where the Construction Documents permit Design-Builder to propose substitute materials, items, systems, or equipment, the selection of such options is subject to the following conditions:

2.12.3.1 Once a substitute has been selected and approved by Owner, it must be used for the entire Project unless Design-Builder has proposed, and Owner has approved, the substitute for a limited application.

2.12.3.2 Design-Builder must coordinate its selection with the Plans and Specifications and the Designer.

2.12.3.3 Substitutions proposed by Design-Builder shall be at no increase to the Contract Price.

2.12.4 Except with Owner's prior written approval, Design-Builder agrees not to refer in its commercial advertising to imply in any manner that Owner endorses its products.

2.12.5 Survey Monuments and Benchmarks.

2.12.5.1 Except as otherwise provided in Section 3.2, Design-Builder will establish such general reference points, for written approval by Owner's Representative, as will enable Design-Builder to proceed with the Work. Design-Builder shall provide new monuments where shown or specified. If Design-Builder finds that any previously established reference points have been destroyed or displaced, or that none have been established, Design-Builder shall promptly notify Owner's Representative. Vertical datum shall be based on NAVD 88.

2.12.5.2 Design-Builder must protect and preserve established benchmarks and monuments and make no changes in locations without the written approval of Owner. Established reference points that may be lost, covered, destroyed, or disturbed in the course of performance of the Work under this Agreement, or that require shifting because of necessary changes in grades or locations, must (subject to prior approval of Owner's Representative) be replaced and accurately located or relocated (as appropriate) by a licensed engineer or licensed land surveyor.

2.12.5.3 New monuments will be six (6) inches square by three (3) feet deep (unless otherwise specified), of concrete or stone, with a 3—inch copper or brass pin, 3/8—inch in diameter, in the center, and must be set flush with the ground or pavement in locations indicated on the site plan.

2.12.5.4 Monuments will not be required where lines of buildings are coincident with property lines.

2.12.5.5 Design-Builder shall verify the figures shown on the survey and site plan before undertaking any construction Work and will be responsible for the accuracy of the finished Work.

2.12.5.6 After completion of construction and before final payment, Design-Builder must furnish Owner blueprints (in triplicate) of plans showing the exact location of construction survey monuments with reference to true property lines.

2.12.6 Design-Builder agrees to participate in groundbreaking ceremonies at a time specified by Owner.

Article 3
Owner's Services and Responsibilities

3.1 Duty to Cooperate.

3.1.1 Owner shall, throughout the performance of the Work, cooperate with Design-Builder and perform its responsibilities, obligations and services in a timely manner to facilitate Design-Builder's timely and efficient performance of the Work and so as not to delay or interfere with Design-Builder's performance of its obligations under the Contract Documents.

3.1.2 Owner shall provide timely reviews and approvals of interim design submissions and Construction Documents consistent with the turnaround times set forth in Design-Builder's schedule.

3.1.3 Owner shall give Design-Builder timely notice of any Work that Owner notices to be defective or not in compliance with the Contract Documents.

3.2 Furnishing of Services and Information.

3.2.1 Unless expressly stated to the contrary in the Contract Documents, Owner shall provide, at its own cost and expense, for Design-Builder's information and use the following, all of which Design-Builder is entitled to rely upon in performing the Work:

3.2.1.1 Surveys describing the property, boundaries, topography and reference points for use during construction, including existing service and utility lines;

3.2.1.2 Geotechnical studies describing subsurface conditions, and other surveys describing other latent or concealed physical conditions at the Site;

3.2.1.3 Temporary and permanent easements or leases, zoning and other requirements and encumbrances affecting land use, or necessary to permit the proper design and construction of the Project and enable Design-Builder to perform the Work;

3.2.1.4 A legal description of the Site;

3.2.1.5 To the extent available, record drawings of any existing structures at the Site;
and

3.2.1.6 To the extent available, environmental studies, reports and impact statements describing the environmental conditions, including Hazardous Conditions, in existence at the Site.

3.2.2 Owner is responsible for securing and executing all necessary agreements with adjacent land or property owners that are necessary to enable Design-Builder to perform the Work. Owner is further responsible for all costs, including attorneys' fees, incurred in securing these necessary agreements.

3.3 Financial Information.

3.3.1 Design-Builder shall not be obligated to commence performance under the Agreement until Owner has demonstrated that funds in the amount of the Agreement have been appropriated. If, upon request of Design-Builder, Owner fails to furnish such financial information in a timely manner, Design-Builder may exercise its rights as permitted under the Contract Documents.

3.3.2 Design-Builder shall cooperate with the reasonable requirements of Owner's lenders or other financial sources. Notwithstanding the preceding sentence, after execution of the Agreement, Design-Builder shall have no obligation to execute for Owner or Owner's lenders or other financial sources any documents or agreements that require Design-Builder to assume obligations or responsibilities greater than those existing obligations Design-Builder has under the Contract Documents.

3.4 Owner's Representative.

3.4.1 Owner's Representative shall be responsible for providing Owner-supplied information and approvals in a timely manner to permit Design-Builder to fulfill its obligations under the Contract Documents. Owner's Representative shall also provide Design-Builder with prompt notice if it observes any failure on the part of Design-Builder to fulfill its contractual obligations, including any errors, omissions or defects in the performance of the Work. Owner's Representative shall communicate regularly with Design-Builder.

3.5 Government Approvals and Permits.

3.5.1 Design-Builder shall obtain and pay for all necessary permits, approvals, licenses, government charges and inspection fees.

3.5.2 Owner shall provide reasonable assistance to Design-Builder in obtaining those permits, approvals and licenses that are Design-Builder's responsibility.

3.6 Owner's Separate Contractors.

3.6.1 Owner is responsible for all work performed on the Project or at the Site by separate contractors under Owner's control. Owner shall contractually require its separate contractors to cooperate with, and coordinate their activities so as not to interfere with, Design-Builder in order to enable Design-Builder to timely complete the Work consistent with the Contract Documents.

3.7 Site Visits.

3.7.1 Owner from time to time during construction may desire to conduct groups of guests on visits to the Site. These tours will be authorized by Owner's Representative or his/her appointed representative. In such event Design-Builder shall cooperate by providing reasonable access to and posting signs to give notice of dangerous areas, providing hard hats, and making such other arrangements for the safety and convenience of the guests as may be required. Owner's Representative shall give Design-Builder as much advance notice of any such visits as is practical and to the maximum practicable extent shall schedule any such visits so as not to interfere with the progress of the Work.

3.8 Examination of Records

3.8.1 Design-Builder hereby agrees to retain all books, records, and other documents relative to Design-Builder's Obligations and the Contract Documents for three (3) years after final payment or after all other pending matters are closed, whichever is longer.

3.9 Ownership of Work Product.

[See Comprehensive Agreement Article 5.]

3.10 Partial Occupancy Does Not Constitute Acceptance

3.10.1 Owner reserves the right of partial occupancy or use of facilities, services, and utilities, before final acceptance, without implying acceptance of any part of the Project by Owner. Before such occupancy or use, Owner must furnish Design-Builder an itemized list of Work remaining to be performed or corrected. Failure to list an item will not relieve Design-Builder of the responsibility for complying with the terms of the Contract Documents. Responsibility for damage to the Work within the partially occupied area shall be transferred to Owner for any such partial occupancy or use.

3.10.2 Costs incurred and delays to the completion of the Project as a direct result of such partial occupancy or use of facilities, services, and utilities are subject to equitable adjustment under Section 9 hereof.

3.11 Owner Property.

3.11.1 Owner will provide access to Design-Builder and all rights needed for the Work to the Land.

3.11.2 Title to the Land and tangible Owner Property will remain with Owner even if incorporated in or affixed to property not owned by Owner. Design-Builder may use the Land and tangible Owner Property only in connection with this Agreement. Design-Builder must maintain adequate property control records in a form acceptable to Owner's Representative and must make them available for Owner inspection upon request. Owner represents that it has good title to the Land subject to easements and other items of record and the authority to authorize Design-Builder contractors to perform work on such Land provided Design-Builder complies with all applicable laws, ordinances, and regulations regarding work on such Land and obtains all required permits and licenses for such Work. The Land shall be made available to Design-Builder with the notice to proceed with the construction Work.

3.11.3 Upon delivery of the tangible Owner Property (other than the Land) to Design-Builder, Design-Builder assumes the risk and responsibility for its loss or damage, except:

3.11.3.1 For reasonable wear and tear;

3.11.3.2 To the extent property is consumed in performing the Agreement; or

3.11.3.3 As otherwise provided in the Contract Documents.

3.11.4 Changes in Owner-Furnished Tangible Property

3.11.4.1 Exhibit 1-3 – Responsibility Matrix – to the Comprehensive Agreement specifies what Tangible Property will be furnished by Owner. By written notice and Change Order, Owner's Representative may (a) decrease the Property provided or to be provided by Owner under this Agreement; or (b) substitute other Owner owned Property for the Property to be provided by Owner, or to be acquired by Design-Builder for Owner under this Agreement. Design-Builder must promptly take any action Owner's Representative may direct regarding the removal and shipping of the Property covered by this notice.

3.11.4.2 In the event of any decrease in or substitution of Property pursuant to the above, or any withdrawal of authority to use Property provided under any other contract or lease, or failure of Owner to make Land or tangible property available in a timely manner which Property Owner had agreed in this Agreement to make available, an equitable adjustment will be made in any contractual provisions affected by the decrease, substitution, late delivery or withdrawal, in accordance with the "Changes" clause.

3.11.5 Design-Builder must maintain and administer a program or system acceptable to Owner's Representative for the utilization, maintenance, repair, protection, and preservation of Owner Property until it is disposed of in accordance with this Section 3.11.

3.11.6 Owner, and any persons designated by it, shall at reasonable times have access to premises where any Owner Property is located for the purpose of inspecting it.

3.11.7 Within forty-five (45) calendar days after Notice to Proceed with construction, Design-Builder must submit a schedule to Owner's Representative, in an acceptable format and giving desired dates for delivery of items and Property furnished by Owner. Approved dates of delivery must be confirmed by Owner's Representative in writing. Approved dates of delivery must be confirmed by Design-Builder thirty (30) calendar days prior to scheduled delivery. Design-Builder must submit a written report to Owner's Representative within forty-eight (48) hours after receipt, noting any shortages or damage to Owner-furnished Property, other than for the Land.

3.11.8 If Owner-furnished equipment is to be installed and is not on the construction site, Owner will make separate arrangements to provide delivery to the Site. Any costs to Design-Builder for labor associated with loading or unloading this Owner-furnished equipment will be negotiated.

3.11.9 Upon Substantial Completion, Design-Builder shall follow Owner's Representative's instructions regarding the disposition of all Owner Property not consumed in performing this Agreement or previously returned to Owner. Design-Builder shall prepare for shipment, deliver f.o.b. origin, or dispose of Owner Property, as directed or authorized by Owner's Representative. The net proceeds of any such disposal will be credited to award amounts due Design-Builder or will be paid to Owner as directed by Owner's Representative.

3.12 Owner Property Furnished "As Is".

3.12.1 Except as provided in Article 4 below, Owner makes no warranty whatsoever with respect to the Land and tangible Owner Property furnished "as is" except that such Property is in the same condition specified in the solicitation as when inspected by Design-Builder pursuant to the solicitation or (if not inspected by Design-Builder) as when last available for inspection under the solicitation.

3.12.2 Design-Builder may repair any Property made available to Design-Builder "as is." Repair will be at Design-Builder's expense except as otherwise provided in this clause. Such Property may be modified at Design-Builder's expense, but only with the written permission of Owner. Any repair or modification of Property furnished "as is" does not affect the title of Owner.

3.12.3 If there is any change (between the time inspected or last available for inspection under the solicitation to the time placed on board at the location specified in the

solicitation) in the condition of tangible Owner Property furnished "as is" that will adversely affect Design-Builder, Design-Builder must, upon receipt of the Property, notify Owner's Representative of that fact, and (as directed by Owner's Representative) either (1) return the Property at the expense of Owner or otherwise dispose of it, or (2) effect repairs to return it to the condition it was in when inspected under the solicitation, or (if not inspected) as it was when last available for inspection under the solicitation. Upon completion of (1) and (2) above, Owner, upon written request from Design-Builder, may equitably adjust any contractual provisions affected by the return, disposition, or repair, in accordance with the "Changes" clause. The foregoing provisions for adjustment are exclusive, and Owner is not liable for any delivery of Owner Property furnished "as is" in a condition other than that in which it was originally offered.

3.12.4 Except as otherwise provided in this section, tangible Owner Property furnished "as is" is governed by this Section 3.12 of this Agreement.

Article 4
Hazardous Conditions and Differing Site Conditions

4.1 Hazardous Conditions.

4.1.1 Unless otherwise expressly provided in the Contract Documents to be part of the Work, Design-Builder is not responsible for any Hazardous Conditions encountered at the Site. Upon encountering any Hazardous Conditions, Design-Builder will stop Work immediately in the affected area and duly notify Owner and, if required by Legal Requirements, all government or quasi-government entities with jurisdiction over the Project or Site.

4.1.2 Upon receiving notice of the presence of suspected Hazardous Conditions, Owner shall take the necessary measures required to ensure that the Hazardous Conditions are remediated or rendered harmless. Such necessary measures shall include Owner retaining qualified independent experts to (i) ascertain whether Hazardous Conditions have actually been encountered, and, if they have been encountered, (ii) prescribe the remedial measures that Owner must take either to remove the Hazardous Conditions or render the Hazardous Conditions harmless.

4.1.3 Design-Builder shall be obligated to resume Work at the affected area of the Project only after Owner's expert provides it with written certification that (i) the Hazardous Conditions have been removed or rendered harmless and (ii) all necessary approvals have been obtained from all government and quasi-government entities having jurisdiction over the Project or Site.

4.1.4 Design-Builder will be entitled, in accordance with these General Conditions of Contract, to an adjustment in its Contract Price and/or Contract Time(s) to the extent Design-Builder's cost and/or time of performance have been adversely impacted by the presence of Hazardous Conditions.

4.1.5 To the fullest extent permitted by law, Owner shall indemnify, defend and hold harmless Design-Builder, Designer, Subcontractors, anyone employed directly or indirectly by any of them, and their officers, directors, employees and agents, from and against any and all costs, delays, claims, losses, damages, liabilities and expenses, including attorneys' fees and expenses, arising out of or resulting from the presence, removal or remediation of Hazardous Conditions at the Site.

4.1.6 Notwithstanding the preceding provisions of this Section 4.1, Owner is not responsible for bodily injury, sickness or death, and property damage or destruction to the extent resulting from the negligent acts, errors or omissions, recklessness or intentionally wrongful conduct of Design-Builder, Designer, Subcontractors, anyone employed directly or indirectly by any of them or anyone for whose acts any of them may be liable as the result of (a) Hazardous Conditions introduced to the Site by anyone employed directly or indirectly by any of them or anyone for whose acts any of them may be liable or (b) Hazardous Conditions on the Site about whose existence the Design-Builder, Subcontractors or anyone for whose acts they may be liable reasonably knows or should have known. To the fullest extent permitted by law, Design-Builder shall indemnify, defend and hold harmless Owner and Owner's officers, directors, employees and agents from any liability, claim, demand, action, cause of action, suit, loss, damage, injury, expense, cost, settlement, or judgment of any kind or nature including but not limited to demands, fines, remediations, or penalties asserted by any governmental entity, as a result of the treatment, storage, disposal, handling, spillage, leakage, or presence in any form in soils, surface waters, ground-waters, air, or property, of any Hazardous Conditions, wastes or "hazardous waste" as defined the Supplemental Conditions of Contract, Section 13.2.3(f), caused or to the extent contributed to by Design-Builder, Subcontractors or anyone for whose acts they may be liable.

4.2 Differing Site Conditions.

4.2.1 Concealed or latent physical conditions or subsurface conditions, including protected cultural, historic, or archeological sites, cemeteries, and human remains, at the Site that (i) materially differ from the conditions indicated in the Contract Documents or (ii) are of an unusual nature, differing materially from the conditions ordinarily encountered and generally recognized as inherent in the Work are collectively referred to herein as "Differing Site Conditions." If Design-Builder encounters a Differing Site Condition, Design-Builder may be entitled to an adjustment in the Contract Price and/or Contract Time(s) to the extent Design-Builder's cost and/or time of performance are adversely impacted by the Differing Site Condition pursuant to documentation acceptable to the Owner of the requested adjustment. Removal of unsuitable soils or other conditions for which an allowance or unit price is provided for in the Contract shall not be considered a Differing Site Condition.

4.2.2 During the initial stages of project, prior to the time that the Design-Builder has had sufficient access to the Site to cause a geotechnical engineer selected by it to conduct a geotechnical investigation to its own satisfaction of physical and subsurface conditions at the

Site, Design Builder must, upon encountering a Differing Site Condition, provide prompt written notice to Owner of such condition, which notice shall not be later than fourteen (14) days after such condition has been encountered. Design-Builder shall, to the extent reasonably possible, provide such notice before the Differing Site Condition has been substantially disturbed or altered.

4.2.3 The Parties agree that as the Scope of Work progresses under this Agreement, however, Design-Builder will have access to and the ability to investigate the Site conditions.

4.2.4.a If Design-Builder encounters Differing Site Conditions the costs of which are greater than \$25,000.00 in the aggregate, Design-Builder will be entitled to: (i) an adjustment in the Contract Price in the amount of 90% of the actual, reasonable costs incurred in excess of \$25,000.00 (which first \$25,000.00 cost shall be paid by Design-Builder); and (ii) an adjustment to the Contract Time(s) to the extent Design-Builder's time of performance is adversely impacted by the Differing Site Condition.

4.2.4.b Upon encountering a Differing Site Condition, Design-Builder shall provide prompt written notice to Owner of such condition, which notice shall not be later than fourteen (14) days after such condition has been encountered. Design-Builder shall, to the extent reasonably possible, provide such notice before the Differing Site Condition has been substantially disturbed or altered.

4.2.5 No claim of the Design-Builder for any subsurface or latent conditions or any other Differing Site Conditions will be allowed unless the Design-Builder has given the written notice and otherwise complied with the requirements of this Section 4.2.

Article 5 **Insurance and Bonds**

5.1 Design-Builder's Insurance Requirements.

5.1.1 Design-Builder shall obtain and maintain during the Contract Period such bodily injury, liability and property damage liability insurance as shall protect it and Owner from claims for damages under the Virginia Workers' Compensation Act, for personal injury including death, as well as from claims for property damage, which could arise from Design-Builder's performance of its Obligations. General Liability and Automobile Liability policies shall name the "The Historic Triangle Recreational Facilities Authority" as an additional insured. Coverage shall be secured from insurance companies authorized to do business in Virginia and with at least an AM Best rating of A-.

5.1.1.1 General Liability: Design-Builder shall maintain a general liability policy with \$5,000,000 combined single limits. Coverage is to be on an occurrence basis. The endorsement must be issued by the insurance company. This coverage shall include contractual liability, underground hazard, explosion and collapse, hazard, property damage,

independent contractor, and personal injury insurance in support of Section 7 of these General Conditions of Contract entitled "Indemnification". This policy shall be endorsed to include Owner as an additional insured during the Contract Period and shall state that this insurance is primary insurance as regards any other insurance carried by Owner.

5.1.1.2 Workers' Compensation: Design-Builder shall maintain workers' compensation coverage in compliance with the Virginia Workers' Compensation Act (Act). The insurance shall not have a limit of liability less than the limits imposed by the Act. As an alternative, it is acceptable for Design-Builder to be insured by a group self-insurance association that is licensed by the Virginia Bureau of Insurance.

5.1.1.3 Employer's Liability: Design-Builder will also carry employers' liability insurance with a limit of at least \$2,000,000 bodily injury by accident/\$2,000,000 bodily injury by disease policy limit/\$2,000,000 bodily injury by disease each employee.

5.1.1.3 Comprehensive Automobile Liability: Design-Builder shall procure and maintain Comprehensive Automobile Liability Insurance covering all automobiles, trucks, tractors, trailers, or other automobile equipment, whether owned, not owned, or hired by Design-Builder, with a limit of at least \$1,000,000 for each occurrence involving personal injury; \$1,000,000 for each occurrence involving property damage; and \$2,000,000 aggregate limits. The coverage is to be written with a symbol "1".

5.1.1.4 Professional Liability: Design-Builder will maintain professional liability insurance with a limit of at least \$5,000,000.00 each occurrence, and \$5,000,000.00 in the aggregate. If Design-Builder has professional liability insurance on a *claims made* basis, agreement must be made that coverage will be maintained for at least three years beyond the expiration date of the policy in force at the time of this contract. The foregoing requirement for Professional Liability Insurance may be met by Designer's practice policy.

5.1.2 With all policies listed above, the insurer or agent of the insurer must issue a certificate of insurance to show evidence of coverage and provide copies of applicable policies along with applicable endorsements. General Liability and Automobile Liability policies shall include an endorsement listing Owner as additional insured.

5.1.3 All wording limiting the insurer responsibility to notify Owner of any cancellation or non-renewal of the coverage must be removed. Insurance policies shall provide for notification to Owner of non-payment of any premium and shall give Owner the right to make the premium payment thereunder within a reasonable time, if the insurance policy is in danger of lapsing during the Contract Period. Any premium payments made by Owner shall be deducted from amounts due Design-Builder under the Agreement.

5.1.4 All insurance policies required under this paragraph, or otherwise required by the Contract Documents, shall include a clause waiving any and all subrogation rights against Owner.

5.1.5 Design-Builder's insurance shall specifically delete any design-build or similar exclusions that could compromise coverages because of the design-build delivery of the Project.

5.1.6 Prior to commencing any construction services hereunder, Design-Builder shall provide Owner with certificates evidencing that (i) all insurance obligations required by the Contract Documents are in full force and in effect and will remain in effect for the duration required by the Contract Documents and (ii) no insurance coverage will be canceled, renewal refused, or materially changed unless at least thirty (30) days prior written notice is given to Owner. If any of the foregoing insurance coverages are required to remain in force after final payment are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the Final Application for Payment. If any information concerning reduction of coverage is not furnished by the insurer, it shall be furnished by Design-Builder with reasonable promptness according to Design-Builder's information and belief.

5.2 Omitted.

5.3 Omitted.

5.4 Omitted.

Article 6 Payment

6.1 Schedule of Values.

6.1.1 Unless required by Owner upon execution of this Agreement, within ten (10) days of execution of the Agreement, Design-Builder shall submit for Owner's review and approval a schedule of values for all of the Work. The Schedule of Values will (i) subdivide the Work into its respective parts, (ii) include values for all items comprising the Work and (iii) serve as the basis for monthly progress payments made to Design-Builder throughout the Work.

6.1.2 Owner will timely review and approve the schedule of values so as not to delay the submission of Design-Builder's first application for payment. Owner and Design-Builder shall timely resolve any differences so as not to delay Design-Builder's submission of its first application for payment.

6.2 Monthly Progress Payments.

6.2.1 On a monthly basis, Design-Builder shall submit for Owner's review and approval its Application for Payment requesting payment for all Work performed as of the date of the Application for Payment. The Application for Payment shall be consistent with Project Schedule,

and be accompanied by all supporting documentation required by the Contract Documents and/or established at the meeting required by Section 2.1.4 hereof.

6.2.2 The Application for Payment may request payment for equipment and materials not yet incorporated into the Project, provided that (i) Owner is satisfied as to the quantity, value and delivery of such equipment and materials and that the equipment and materials are suitably stored at either the Site or another acceptable location, (ii) the equipment and materials are protected by suitable insurance and (iii) upon payment, Owner will receive the equipment and materials free and clear of all liens and encumbrances.

6.2.3 All discounts offered by Subcontractor, Sub-Subcontractors and suppliers to Design-Builder for early payment shall accrue one hundred percent to Design-Builder to the extent Design-Builder advances payment. Unless Owner advances payment to Design-Builder specifically to receive the discount, Design-Builder may include in its Application for Payment the full undiscounted cost of the item for which payment is sought.

6.2.4 The Application for Payment shall constitute Design-Builder's certification that the Work described herein has been performed consistent with the Contract Documents, has progressed to the point indicated in the Application for Payment, and that title to all Work will pass to Owner free and clear of all claims, liens, encumbrances, and security interests upon the incorporation of the Work into the Project, or upon Design-Builder's receipt of payment, whichever occurs earlier. This paragraph does not: (i) relieve Design-Builder of responsibility to protect and safeguard materials and Work for which payment has been made or for restoration of any damaged Work; or (ii) waive the right of Owner to require fulfillment of all terms of the contract Documents.

6.3 Withholding of Payments.

6.3.1 Within thirty (30) days of receipt of a correct and accurate invoice, Owner shall pay Design-Builder all amounts properly due. If Owner determines that Design-Builder is not entitled to all or part of an Application for Payment as a result of Design-Builder's failure to meet its obligations hereunder, it will notify Design-Builder in writing at least five (5) days prior to the date payment is due. The notice shall indicate the specific amounts Owner intends to withhold, the reasons and contractual basis for the withholding, and the specific measures Design-Builder must take to rectify Owner's concerns. Design-Builder and Owner will attempt to resolve Owner's concerns prior to the date payment is due. If the parties cannot resolve such concerns, Design-Builder may pursue its rights under the Contract Documents, including those under Article 10 hereof.

6.3.2 Notwithstanding anything to the contrary in the Contract Documents, Owner shall pay Design-Builder all undisputed amounts in an Application for Payment within the times required by the Agreement.

6.4 Right to Stop Work and Interest.

6.4.1 In the event that the Owner fails to pay Design-Builder any amount due and owing on Design-Builder's properly submitted and accurate Payment Application, the procedures established in this Article 6 shall be followed. Interest will only be paid pursuant to Comprehensive Agreement Article 7.

6.5 Design-Builder's Payment Obligations.

6.5.1 Design-Builder shall take one of the two following actions within seven (7) days after receipt of amounts paid to Design-Builder by Owner for work performed by a subcontractor under this Agreement:

- (a) Pay the subcontractor for the proportionate share of the total payment received from Owner attributable to the work performed by the subcontractor under this Agreement; or
- (b) Notify Owner and the subcontractor, in writing, of its intention to withhold all or a part of the subcontractor's payment with the reason for nonpayment.

6.5.2 The Design-Builder shall pay interest to the subcontractor on all amounts owed by Design-Builder that remain unpaid after seven (7) days following receipt by Design-Builder of payment from Owner for work performed by the subcontractor under this Agreement, except for amounts withheld as allowed in subdivision a(2), above.

6.5.3 Unless otherwise provided under the terms of this Contract, such interest shall accrue at the rate of one percent (1%) per month.

6.5.4 The Design-Builder shall include in each of its subcontracts a provision requiring each subcontractor to include or otherwise be subject to the same payment and interest requirements to each lower-tier subcontractor.

6.5.5 The Design-Builder's obligation to pay an interest charge to a subcontractor pursuant to the payment clause above may not be construed to be an obligation of Owner.

6.5.6 Design-Builder will indemnify and defend Owner against any claims for payment and mechanic's liens as set forth in Section 7.3 hereof.

6.6 Substantial Completion.

6.6.1 Design-Builder shall notify Owner when it believes the Work, or to the extent permitted in the Contract Documents, a portion of the Work, is Substantially Complete. Within five (5) days of Owner's receipt of Design-Builder's notice, Owner and Design-Builder will jointly inspect such Work to verify that it is Substantially Complete in accordance with the requirements of the Contract Documents. If such Work is Substantially Complete, Owner shall

prepare and issue a Certificate of Substantial Completion that will set forth (i) the date of Substantial Completion of the Work or portion thereof, (ii) the remaining items of Work that have to be completed before final payment, (iii) provisions (to the extent not already provided in the Contract Documents) establishing Owner's and Design-Builder's responsibility for the Project's security, maintenance, utilities and insurance pending final payment, and (iv) an acknowledgment that warranties commence to run on the date of Substantial Completion, except as may otherwise be noted in the Certificate of Substantial Completion.

6.6.2 Upon Substantial Completion of the entire Work or, if applicable, any portion of the Work, Owner shall release to Design-Builder all retained amounts relating, as applicable, to the entire Work or completed portion of the Work, less an amount equal to the reasonable value of all remaining or incomplete items of Work as noted in the Certificate of Substantial Completion.

6.6.3 Owner, at its option, may use a portion of the Work which has been determined to be Substantially Complete, provided, however, that (i) a Certificate of Substantial Completion has been issued for the portion of Work addressing the items set forth in Section 6.6.1 above, (ii) Design-Builder and Owner have obtained the consent of their sureties and insurers, and to the extent applicable, the appropriate government authorities having jurisdiction over the Project, and (iii) Owner and Design-Builder agree that Owner's use or occupancy will not interfere with Design-Builder's completion of the remaining Work.

6.7 Final Payment.

6.7.1 After receipt of a Final Application for Payment from Design-Builder, Owner shall make final payment by the time required in the Agreement, provided that Design-Builder has achieved Final Completion.

6.7.2 At the time of submission of its Final Application for Payment, Design-Builder shall provide the following information:

6.7.2.1 An affidavit that there are no claims, obligations or liens outstanding or unsatisfied for labor, services, material, equipment, taxes or other items performed, furnished or incurred for or in connection with the Work which will in any way affect Owner's interests;

6.7.2.2 A general release executed by Design-Builder waiving, upon receipt of final payment by Design-Builder, all claims, except those claims previously made in writing to Owner and remaining unsettled at the time of final payment;

6.7.2.3 Consent of Design-Builder's surety, if any, to final payment;

6.7.2.4 All operating manuals, warranties and other deliverables required by the Contract Documents; and

6.7.2.5 Certificates of insurance confirming that required coverages will remain in effect consistent with the requirements of the Contract Documents.

6.7.3 Upon making final payment, Owner waives all claims against Design-Builder except claims relating to (i) Design-Builder's failure to satisfy its payment obligations, if such failure affects Owner's interests, (ii) Design-Builder's failure to complete the Work consistent with the Contract Documents, including defects appearing after Substantial Completion and (iii) the terms of any special warranties required by the Contract Documents.

6.7.4 Deficiencies in the Work discovered after Substantial Completion, whether or not such deficiencies would have been included on the Punch List if discovered earlier, shall be deemed warranty Work. Such deficiencies shall be corrected by Design-Builder under Sections 2.9 and 2.10 herein, and shall not be a reason to withhold final payment from Design-Builder, provided, however, that Owner shall be entitled to withhold from the Final Payment the reasonable value of completion of such deficient work until such work is completed.

Article 7 **Indemnification**

7.1 Patent and Copyright Infringement.

7.1.1 Design-Builder shall defend any action or proceeding brought against Owner based on any claim that the Work, or any part thereof, or the operation or use of the Work or any part thereof, constitutes infringement of any United States patent or copyright, now or hereafter issued. Owner shall give prompt written notice to Design-Builder of any such action or proceeding and will reasonably provide authority, information and assistance in the defense of same. Design-Builder shall indemnify and hold harmless Owner from and against all damages and costs, including but not limited to attorneys' fees and expenses awarded against Owner or Design-Builder in any such action or proceeding. Design-Builder agrees to keep Owner informed of all developments in the defense of such actions.

7.1.2 If Owner is enjoined from the operation or use of the Work, or any part thereof, as the result of any patent or copyright suit, claim, or proceeding, Design-Builder shall at its sole expense take reasonable steps to procure the right to operate or use the Work. If Design-Builder cannot so procure such right within a reasonable time, Design-Builder shall promptly, at Design-Builder's option and at Design-Builder's expense, (i) modify the Work so as to avoid infringement of any such patent or copyright or (ii) replace said Work with Work that does not infringe or violate any such patent or copyright.

7.1.3 Sections 7.1.1 and 7.1.2 above shall not be applicable to any suit, claim or proceeding based on infringement or violation of a patent or copyright (i) relating solely to a particular process or product of a particular manufacturer specified by Owner and not offered or recommended by Design-Builder to Owner or (ii) arising from modifications to the Work by Owner or its agents after acceptance of the Work.

7.1.4 The obligations set forth in this Section 7.1 shall constitute the sole agreement between the parties relating to liability for infringement of violation of any patent or copyright.

7.1.5 This clause must be included in all subcontracts that include design services of any type under this Agreement.

7.2 Tax Claim Indemnification.

7.2.1 Owner shall furnish Design-Builder with any applicable tax exemption certificates necessary to obtain an exemption, if available, for use of the property or services from any taxes based on their incorporation into a public project, upon which Design-Builder may rely.

7.3 Payment Claim Indemnification.

7.3.1 Provided that Owner is not in breach of its contractual obligation to make payments to Design-Builder for the Work, Design-Builder shall indemnify, defend and hold harmless Owner from any claims or mechanic's liens brought against Owner or against the Project as a result of the failure of Design-Builder, or those for whose acts it is responsible, to pay for any services, materials, labor, equipment, taxes or other items or obligations furnished or incurred for or in connection with the Work. Within three (3) days of receiving written notice from Owner that such a claim or mechanic's lien has been filed, Design-Builder shall commence to take the steps necessary to discharge said claim or lien, including, if necessary, the furnishing of a mechanic's lien bond. If Design-Builder fails to do so, Owner will have the right to discharge the claim or lien and hold Design-Builder liable for costs and expenses incurred, including attorneys' fees.

7.4 Design-Builder's General Indemnification.

7.4.1 Design-Builder, to the fullest extent permitted by law, shall indemnify, hold harmless and defend Owner, its Board Members, officers, directors, and employees from and against claims, losses, damages, liabilities, including attorneys' fees and expenses, for bodily injury, sickness or death, and property damage or destruction (other than to the Work itself) to the extent resulting from the negligent acts, errors or omissions, recklessness or intentionally wrongful conduct of Design-Builder, Designer, Subcontractors, anyone employed directly or indirectly by any of them or anyone for whose acts any of them may be liable.

7.4.2 If an employee of Design-Builder, Designer, Subcontractors, anyone employed directly or indirectly by any of them or anyone for whose acts any of them may be liable has a claim against Owner, its Board Members, officers, directors, employees, or agents, Design-Builder's indemnity obligation set forth in Section 7.4.1 above shall not be limited by any limitation on the amount of damages, compensation or benefits payable by or for Design-Builder, Design Consultants, Subcontractors, or other entity under any employee benefit acts, including workers' compensation or disability acts.

7.5 Omitted.

Article 8
Time

8.1 Obligation to Achieve the Contract Times.

8.1.1 Design-Builder agrees that it will commence, and diligently pursue, the performance of the Work and achieve the Contract Time(s) in accordance with the Agreement and the Project Schedule.

8.2 Delays to the Work.

8.2.1 If Design-Builder is delayed in the performance of the Work on the Project Critical Path due to acts, omissions, conditions, events, or circumstances beyond its control and due to no fault of its own or those for whom Design-Builder is responsible, the Contract Time(s) for performance shall be reasonably extended by Change Order. By way of example, events that will entitle Design-Builder to an extension of the Contract Time(s) include acts or omissions of Owner or anyone under Owner's control (including separate contractors), changes in the Work, Differing Site Conditions, Hazardous Conditions, and Force Majeure Events.

8.2.2 In addition to Design-Builder's right to a time extension for those events set forth in Section 8.2.1 above, Design-Builder shall also be entitled to an appropriate adjustment of the Contract Price provided, however, that the Contract Price shall not be adjusted for Force Majeure Events.

8.3 Design-Builder's Notice of Delay.

8.3.1 Immediately, and in no event later than ten (10) days after it first believes an event may give rise to or result in a Change due to any delay under this Agreement, Design-Builder shall so notify Owner's Representative in writing. The notification must identify the difficulties, the reasons for them and the estimated period of delay anticipated. Failure to give such notice in substantial compliance with this Section 8.3 will waive any right by Design-Builder to make a claim based upon such delay. Such notice shall be a condition precedent to Design-Builder's right to pursue any claim for an adjustment to payment or schedule based upon such delay.

Article 9
Changes to the Contract Price and Time

9.1 Change Orders.

9.1.1 Owner may at any time, without notice to any sureties, make a Change, including, without limitation, one that: (i) changes the Drawings and Specifications (including

drawings and designs); (ii) changes the method or manner of performance of the Work; (iii) changes Owner-furnished facilities, equipment, materials, services, or site; (iv) directs acceleration in the performance of the Work; or (v) implements other changes referred to in this Agreement. A Change Order is a written instrument issued after execution of the Agreement signed by Owner and Design-Builder, stating their agreement upon all of the following:

- 9.1.1.1** The scope of the change in the Work;
- 9.1.1.2** The amount of the adjustment to the Contract Price; and
- 9.1.1.3** The extent of the adjustment to the Contract Time(s).

9.1.2 All changes in the Work authorized by applicable Change Order shall be performed under the applicable conditions of the Contract Documents. Owner and Design-Builder shall negotiate in good faith and as expeditiously as possible the appropriate adjustments for such changes. Design-Builder shall not proceed with any Change until Owner has executed and delivered a Change Order.

9.1.3 If Owner requests a proposal for a change in the Work from Design-Builder and subsequently elects not to proceed with the change, a Change Order shall be issued to reimburse Design-Builder for any material reasonable costs incurred for estimating services, design services and services involved in the preparation of proposed revisions to the Contract Documents.

9.1.4 Any other written or oral order, direction, instruction, interpretation, or determination from Owner that causes a change to the Scope of Work or its time of performance will be treated as a Work Change Directive, allowing a change in compensation or schedule only if (1) Design-Builder gives Owner written notice promptly, but not later than within twenty one (21) calendar days, of the receipt by Design-Builder or the Prime Construction Contractor whichever has first receipt of such order, direction, instruction, or determination, stating (i) the date, circumstances, and source of the order, direction, instruction or determination, and (ii) that Design-Builder regards the order, direction, instruction or determination as a Change, and (2) Design-Builder does not incur additional costs attributable to such order, direction, instruction or determination without first receiving a Change Directive from Owner, unless waiting for a Change Directive is unreasonable under the circumstances. Such notice is a condition precedent to any such claim.

9.1.5 If any Change under this Article adds to or increases the Scope of Work, other than minor changes, and causes an increase or decrease in Design-Builder's cost of, or the time required for, the performance of any part of the Work under this Agreement, Owner shall issue a Change Order or Change Directive for such Change. However, no claim for any Change shall be allowed for which Design-Builder has not complied in all material respects with the requirements of Article 9 as well as all other requirements of this Agreement. No claims will be

allowed for Drawings or Specifications prepared by or for Design-Builder and not in conformance with the Comprehensive Agreement. The Contract Price shall be decreased for any Owner requested reduction to the Scope of Work. After approval of final Drawings and Specifications, except for the correction of errors and omissions, Design-Builder shall not make or allow any changes in the Drawings or Specifications, including Design drawings and designs, that represent a change to the Basis of Design, without approval of Owner which shall not be unreasonably withheld.

9.1.5.1 Overhead and profit for both additive and deductive changes in the Work (other than changes covered by unit prices) shall be paid by applying the specified percentage markups only on the net cost of the changed Work (i.e. difference in cost between original and changed Work excluding overhead and profit). Said percentages for overhead and profit shall reasonably approximate the Contractor's overhead and profit, but shall not exceed the percentages for each category listed below:

9.1.5.1.1 If a Subcontractor does all or part of the changed Work, the Subcontractor's mark-up for overhead and profit on the Work it performs shall be a maximum of fifteen percent (15%). The Contractor's mark-up for overhead and profit on the Subcontractor's price shall be a maximum of ten percent (10%).

9.1.5.1.1 If the Contractor does all or part of the changed Work, its markup for overhead and profit on the changed Work it performs shall be a maximum of fifteen percent (15%).

9.1.5.1.3 If a Sub-subcontractor at any tier does all or part of the changed Work, the Subsubcontractor's markup on that Work shall be a maximum of fifteen percent (15%). The markup for overhead and profit on a Sub-subcontractor's Work by the Contractor and all intervening tiers of Subcontractors shall not exceed a total of ten percent (10%).

9.1.6 The Contract Price shall be adjusted for overruns and underruns in any allowances as agreed to by the parties in writing in accordance with this Article 9 of the General Conditions. Items covered by allowances shall be supplied for such amounts (without markup except as otherwise noted) and by such persons or entities as required to perform the Work, but Design-Builder shall not be required to employ persons or entities to whom Design-Builder has reasonable objection. Unless otherwise provided in this Agreement, (1) allowances shall cover the cost to Design-Builder of materials and equipment delivered at the Site, cost for unloading and handling of materials and equipment, labor and installation costs, and all required taxes, less applicable trade discounts but no other costs; and (2) Design-Builder's cost for unloading and handling at the Site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the allowances. Overhead, profit and other expenses shall reasonably approximate the Design-Builder's overhead and profit, but shall not exceed the percentages for each category listed in Section

9.1.5 above. Whenever costs covered by (1) and (2) are more or less than allowances, the Contract Price shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect the difference between actual costs covered by (1) and the allowances. Materials and equipment under an allowance shall be presented by Design-Builder and selected by Owner in sufficient time to avoid delay in the Work.

9.2 Work Change Directives.

9.2.1 A Work Change Directive is a written order prepared and signed by Owner directing a change in the Work prior to agreement on an adjustment in the Contract Price and/or the Contract Time(s).

9.2.2 Owner and Design-Builder shall negotiate in good faith and as expeditiously as possible the appropriate adjustments for the Work Change Directive. Upon reaching an agreement, the parties shall prepare and execute an appropriate Change Order reflecting the terms of the agreement.

9.3 Minor Changes in the Work.

9.3.1 Minor changes in the Work do not involve an adjustment in the Contract Price and/or Contract Time(s) and do not materially and adversely affect the Work, including the design, quality, performance and workmanship required by the Contract Documents. Design-Builder may make minor changes in the Work consistent with the intent of the Contract Documents, provided, however, that Design-Builder shall promptly inform Owner, in writing, of any such changes and record such changes on the documents maintained by Design-Builder.

9.4 Contract Price Adjustments.

9.4.1 The increase or decrease in Contract Price resulting from a change in the Work shall be determined by one or more of the following methods:

9.4.1.1 Unit prices set forth in the Agreement or as subsequently agreed to between the parties;

9.4.1.2 A mutually accepted lump sum, properly itemized and supported by sufficient substantiating data to permit evaluation by Owner;

9.4.1.3 Costs, fees and any other markups set forth in the Agreement; or

9.4.1.4 If an increase or decrease cannot be agreed to as set forth in items 9.4.1.1 through 9.4.1.3 above and Owner issues a Work Change Directive, the cost of the change of the Work shall be determined by the reasonable expense and savings in the performance of the Work resulting from the change, including a reasonable overhead and profit, as may be set forth in the Agreement.

9.4.2 If unit prices are set forth in the Contract Documents or are subsequently agreed to by the parties, but application of such unit prices will cause substantial inequity to Owner or Design-Builder because of differences in the character or quantity of such unit items as originally contemplated, such unit prices shall be equitably adjusted.

9.4.3 If Owner and Design-Builder disagree upon whether Design-Builder is entitled to be paid for any services required by Owner, or if there are any other disagreements over the scope of Work or proposed changes to the Work, Owner and Design-Builder shall resolve the disagreement pursuant to Article 10 hereof. As part of the negotiation process, Design-Builder shall furnish Owner with a good faith estimate of the costs to perform the disputed services in accordance with Owner's interpretations. If the parties are unable to agree and Owner expects Design-Builder to perform the services in accordance with Owner's interpretations, Design-Builder shall proceed to perform the disputed services, conditioned upon Owner issuing a written order to Design-Builder (i) directing Design-Builder to proceed and (ii) specifying Owner's interpretation of the services that are to be performed. If this occurs, Design-Builder shall be entitled to submit in its Applications for Payment an amount equal to fifty percent (50%) of its reasonable estimated direct cost to perform the services, and Owner agrees to pay such amounts, with the express understanding that (i) such payment by Owner does not prejudice Owner's right to argue that it has no responsibility to pay for such services and (ii) receipt of such payment by Design-Builder does not prejudice Design-Builder's right to seek full payment of the disputed services if Owner's order is deemed to be a change to the Work.

9.5 Emergencies.

9.5.1 In any emergency affecting the safety of persons and/or property, Design-Builder shall act, at its discretion, to prevent threatened damage, injury or loss. Any change in the Contract Price and/or Contract Time(s) on account of emergency work shall be determined as provided in this Article 9.

Article 10
Contract Adjustments and Disputes

10.1 Requests for Contract Adjustments and Relief.

10.1.1 If either Design-Builder or Owner believes that it is entitled to relief against the other for any event arising out of or related to the Work or Project, such party shall provide written notice to the other party of the basis for its claim for relief. Such notice shall, if possible, be made prior to incurring any cost or expense and in accordance with any specific notice requirements contained in applicable sections of these General Conditions of Contract. In the absence of any specific notice requirement, written notice shall be given within a reasonable time, not to exceed twenty-one (21) days, after the occurrence giving rise to the claim for relief or after the claiming party reasonably should have recognized the event or condition giving rise to the request, whichever is later. Such notice shall include sufficient information to advise the

other party of the circumstances giving rise to the claim for relief, the specific contractual adjustment or relief requested and the basis of such request.

10.2 Omitted.

10.3 Omitted.

10.4 Duty to Continue Performance.

10.4.1 Unless provided to the contrary in the Contract Documents, Design-Builder shall continue to perform the Work and Owner shall continue to satisfy its payment obligations to Design-Builder, pending the final resolution of any dispute or disagreement between Design-Builder and Owner.

Article 11
Omitted.

Article 12
Electronic Data

12.1 Electronic Data.

12.1.1 The parties recognize that Contract Documents, including drawings, specifications and three-dimensional modeling (such as Building Information Models) and other Work Product may be transmitted among Owner, Design-Builder and others in electronic media as an alternative to paper hard copies (collectively "Electronic Data").

12.2 Transmission of Electronic Data.

12.2.1 Owner and Design-Builder shall agree upon the software and the format for the transmission of Electronic Data. Each party shall be responsible for securing the legal rights to access the agreed-upon format, including, if necessary, obtaining appropriately licensed copies of the applicable software or electronic program to display, interpret and/or generate the Electronic Data.

12.2.2 Neither party makes any representations or warranties to the other with respect to the functionality of the software or computer program associated with the electronic transmission of Work Product. Unless specifically set forth in the Agreement, ownership of the Electronic Data does not include ownership of the software or computer program with which it is associated, transmitted, generated or interpreted.

12.2.3 By transmitting Work Product in electronic form, the transmitting party does not transfer or assign its rights in the Work Product. The rights in the Electronic Data shall be as set forth in Article 4 of the Agreement. Under no circumstances shall the transfer of ownership of Electronic Data be deemed to be a sale by the transmitting party of tangible goods.

12.3 Electronic Data Protocol.

12.3.1 The parties acknowledge that Electronic Data may be altered or corrupted, intentionally or otherwise, due to occurrences beyond their reasonable control or knowledge, including but not limited to compatibility issues with user software, manipulation by the recipient, errors in transcription or transmission, machine error, environmental factors, and operator error. Consequently, the parties understand that there is some level of increased risk in the use of Electronic Data for the communication of design and construction information and, in consideration of this, agree, and shall require their independent contractors, Subcontractors and Design Consultants to agree, to the following protocols, terms and conditions set forth in this Section 12.3.

12.3.2 Electronic Data will be transmitted in the format agreed upon in Section 12.2.1 above, including file conventions and document properties, unless prior arrangements are made in advance in writing.

12.3.3 The Electronic Data represents the information at a particular point in time and is subject to change. Therefore, the parties shall agree upon protocols for notification by the author to the recipient of any changes which may thereafter be made to the Electronic Data, which protocol shall also address the duty, if any, to update such information, data or other information contained in the electronic media if such information changes prior to Final Completion of the Project.

12.3.4 The transmitting party specifically disclaims all warranties, expressed or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose, with respect to the media transmitting the Electronic Data. However, transmission of the Electronic Data via electronic means shall not invalidate or negate any duties pursuant to the applicable standard of care with respect to the creation of the Electronic Data, unless such data is materially changed or altered after it is transmitted to the receiving party, and the transmitting party did not participate in such change or alteration.

Article 13
Miscellaneous

13.1 Confidential Information.

13.1.1 Confidential Information is defined as information which is determined by the transmitting party to be of a confidential or proprietary nature and: (i) the transmitting party identifies as either confidential or proprietary; (ii) the transmitting party takes steps to maintain

the confidential or proprietary nature of the information; and (iii) the document is not otherwise available in or considered to be in the public domain. The receiving party agrees to maintain the confidentiality of the Confidential Information and agrees to use the Confidential Information solely in connection with the Project.

13.2 Assignment.

13.2.1 Neither Design-Builder nor Owner shall, without the written consent of the other assign, or transfer any portion or part of the Work or the obligations required by the Contract Documents. Notwithstanding the foregoing, Design-Builder does not require written consent to retain a person or entity as a Subcontractor or Sub-Subcontractor as those terms are defined in Article 1 above.

13.3 Severability.

13.3.1 If any provision or any part of a provision of the Contract Documents shall be finally determined to be superseded, invalid, illegal, or otherwise unenforceable pursuant to any applicable Legal Requirements, such determination shall not impair or otherwise affect the validity, legality, or enforceability of the remaining provision or parts of the provision of the Contract Documents, which shall remain in full force and effect as if the unenforceable provision or part were deleted.

13.4 Headings.

13.4.1 The headings used in these General Conditions of Contract, or any other Contract Document, are for ease of reference only and shall not in any way be construed to limit or alter the meaning of any provision.

13.5 Amendments.

13.5.1 The Contract Documents may not be changed, altered, or amended in any way except in writing signed by a duly authorized representative of each party.

13.6 Equal Opportunity Employment

13.6.1 During the performance of the Agreement, Design-Builder agrees as follows:

13.6.1.1 Design-Builder will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or other basis prohibited by federal or state law relating to discrimination in employment, except where there is a bona-fide occupational qualification reasonably necessary to the normal operation of Design-Builder. Design-Builder agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

13.6.1.2 Design-Builder, in all solicitations or advertisements for employees placed by or on behalf of Design-Builder, will state that Design-Builder is an equal opportunity employer.

13.6.1.3 Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this paragraph.

13.6.2 Design-Builder will include the provisions of the foregoing subparagraph 13.6.1.1, .2, and .3 in every subcontract or purchase order exceeding \$10,000 in value, so that the provisions will be binding upon each Subcontractor or vendor.

13.7 Non-Discrimination pursuant to Virginia Code § 2.2-4343.1.

13.7.1 Be advised that Owner does not discriminate against faith-based organizations. The Company shall not discriminate against faith-based organizations during the performance of this Agreement.

13.8 Drug-Free Workplace

13.8.1 During the performance of the Agreement, Design-Builder agrees to (i) provide a drug-free workplace for Design-Builder's employees; (ii) post in conspicuous places, available to employees and applicants for employment, statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in Design-Builder's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of Design-Builder that Design-Builder maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order exceeding \$10,000 in value, so that the provisions will be binding upon each Subcontractor or vendor.

13.8.2 For the purposes of this paragraph, "*drug-free workplace*" means a site for the performance of work done in connection with the Agreement by Design-Builder where its employees are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the Agreement.

13.9 Authorization to Conduct Business in Virginia.

13.9.1 The provisions of Virginia Code § 2.2-4311.2 are incorporated by reference. If Design-Builder, is a business entity described in Virginia Code § 2.2.4311.2.A, Design-Builder, must be authorized to transact business in Virginia if required by law to be so authorized and shall not allow its existence or certificate authority or registration to transact business to lapse or be revoked or cancelled during the term of this Agreement.

13.10 Tax ID Number

13.10.1 The provisions of Virginia Code § 2.2-4308.2 are incorporated by reference. In accord with Virginia Code § 2.2-4308.2 registration and participation in the E-Verify program (electronic verification of work authorization program of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, Division C, Title IV, § 403(a), as amended) is required. Design-Builder agrees to provide its federal tax D number to the Owner.

13.11 Ethics in Public Contracting.

13.11.1 Design-Builder certifies that:

13.11.1.1 It has not offered or received any kickback from any other bidder or contractor, supplier, manufacturer, or subcontractor in connection with this Agreement. A kickback is defined as an inducement for the award of a contract, subcontract, or order, in the form of any payment, loan, subscription, advance, deposit of money, services or anything, present or promised, unless consideration of substantially equal or greater value is exchanged. Further, no person shall demand or receive any payment, loan, subscription, advance, and deposit of money, services or anything of value in return for an agreement not to compete on a public contract.

13.11.1.2 It is not a party to nor has he participated in nor is obligated or otherwise bound by agreement, arrangement or other understanding with any person, firm or corporation relating to the exchange of information concerning bids, prices, terms or conditions upon which this Agreement is to be performed.

13.14.1.3 Design-Builder understands that collusive bidding is a violation of the Virginia Governmental Frauds Act and federal law, and can result in fines, prison sentences, and civil damage awards.

13.11.1.4 Neither Design-Builder, Design-Builder's subcontractors, nor any person acting on Design-Builder's behalf, have conferred, or will confer, on any public employee having official responsibility for a procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value is exchanged.

13.12 Immigration Reform and Control Act of 1986.

13.12 Design-Builder does not, and shall not during the performance of this Agreement for goods and services in the Commonwealth of Virginia, knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986.

13.13 Minority and Women-Owned Business Enterprise and Small Business Certification.

13.13 Design-Builder shall use reasonable efforts to use minority and women-owned business enterprises and small businesses for Work on the Project. Design-Builder shall complete and submit the "Minority and Women-Owned Business and Small Business Certification" form from time to time as requested by Owner. Failure to complete and sign this statement is considered a material violation of this Agreement.

13.14 Modifications.

13.14 This Agreement shall not be amended, altered, or modified unless such amendment, modification or alteration is reduced to writing signed by both parties and attached hereto.

13.15 Attorneys' Fees

13.15 Should either Party employ an attorney to either (i) institute and maintain a suit against the other Party arising out of the Contract Documents or the other Party's Obligations (ii) assist in enforcing or defending any of that Party's rights under the Contract Documents; (iii) protect a Party's interest in any matter arising under the Agreement; (iv) collect damages for the breach of a contract or any other amounts owed to a Party; or (v) maintain an action to recover on a surety bond given by Design-Builder, then the prevailing Party shall be entitled to recover its attorneys' fees, costs, charges, and expenses expended or incurred therein from the other Party.

13.16 Tax Exemption.

13.16 Owner, as a political subdivision of the Commonwealth of Virginia, is exempt from any federal excise tax and Virginia sales and use tax.

13.17 Loss or Damage in Transit

13.17 Delivery by a Design-Builder to a common carrier does not constitute delivery to Owner. Any claim for loss or damage incurred during delivery shall be between Design-Builder and the carrier. Owner accepts title only when goods are received regardless of the F.O.B. point noted in the Solicitation or the Contract Documents. Owner will note all apparent damages in transit on the freight bill and notify Design-Builder. Discovery of concealed damages or loss will be reported by Owner to the carrier and Design-Builder within fifteen (15) days of receipt and prior to removal from the point of delivery if possible. Design-Builder shall make immediate replacement of the damaged or lost merchandise or be in default of the Contract Documents. It shall be Design-Builder's responsibility to file a claim against the carrier. If damage is to a small quantity, with the approval of Owner, Design-Builder may deduct the amount of damage or loss from his or her invoice to Owner in lieu of replacement.

Supplemental Conditions of Contract

The Historic Triangle Recreational Facility Authority

And

MEB General Contractors, Inc.

For

Design and Construction

Of

Regional Sports and Events Facility

SC Article 1
General

1.1 The Work

1.1.1. Omitted.

1.1.2. Conditions Affecting The Work.

Except for hazardous conditions and differing site conditions as defined by and addressed in General Conditions Article 4, the Design-Builder is responsible for having taken steps reasonably necessary to ascertain the nature and location of the Work, and the general and local conditions that can affect the Work or its costs, including, but not limited to available parking and staging areas and existing building materials and components. Any failure by the Design-Builder to reasonably ascertain the conditions affecting the Work does not relieve the Design-Builder from responsibility for successfully performing the Work without additional expense to the Owner. Each party assumes no responsibility for any representations concerning conditions made by any of its officers, employees or agents before execution of this Agreement unless such representations are expressly stated in the Agreement.

1.1.3. Interpretation of Contract Documents.

- a. The Contract Documents are intended to be complementary and to be interpreted in harmony to avoid conflict if this can reasonably be accomplished.
- b. The following rules regarding correlation and intent of the Contract Documents are first to be employed in the event of any inconsistency, conflict, or ambiguity: (1) Anything mentioned in the Specifications and not shown on the Plans, or shown on the Plans and not mentioned in the Specifications, is of like effect as if shown or mentioned in both; (2) In case of conflicts between Plans and Specifications, the Specifications will govern; (3) In case of a difference between small and large-scale drawings, the large-scale drawings will govern; (4) Schedules on any contract drawing take precedence over conflicting information on that or any other contract drawing; and (5) On any of the drawings in which a portion of the Work is detailed or drawn out and the remainder is shown in outline, the parts detailed or drawn out will apply also to all other like portions of the Work.

SC Article 2
Design-Builder's Services and Responsibilities

2.1. Subcontractors.

- a. Design-Builder shall ensure that all subcontractors:

- i. Are properly licensed and authorized to do business in Virginia and the City of Williamsburg,
 - ii. Have the proper insurance coverage,
 - iii. Are not debarred from contracting with any agency of the Commonwealth, and
 - iv. Comply with all state, federal and local laws, including obtaining any necessary business licenses.
- b. The Design-Builder shall comply with Title 54.1, Chapter 11, of the Code of Virginia, with respect to licensure of itself and all subcontractors employed to work on the Project.
- c. The Design-Builder represents that it has verified that all subcontractors hold all required state and local licenses.
- d. The Design-Builder will verify that any additional subcontractors employed to work on the Project, subject to initial verification, hold all required state and local licenses.
- e. Design-Builder is required to submit the Contractor's Certification as to Licensure of Subcontractors Form to the Owner. This constitutes a material part of the Design-Builder's Agreement with the Owner.
- f. For every subcontract of \$50,000.00 or more, the Design-Builder and subcontractors shall, prior to performing any Work on the Project, provide copies of their current licenses and a copy of each Subcontract to the Owner's Representative with appropriate cost and other proprietary information redacted. For subcontracts less than \$50,000.00, the Design-Builder and subcontractors shall, at the request of the Owner's Representative, provide copies of their current licenses and a copy of each Subcontract to the Owner's Representative with appropriate cost and other proprietary information redacted.
- g. Design-Builder further agrees that it is as fully responsible to the Owner for the acts and omissions of its subcontractors, suppliers, and invitees on the jobsite and of persons either directly or indirectly employed by them, as the Design-Builder is for the acts and omissions of Persons directly employed by it. Nothing in this Agreement may be construed to create any contractual relationship between any subcontractors and the Owner. The divisions or sections of the Specifications are not intended to control Design-Builder in dividing the Work among subcontractors or to limit the Work performed by any trade.
- e. The Owner will not undertake to settle any differences among or between Design-Builder, the Prime Construction Contractor, the Designer, and any subcontractors of any of them.

2.2 Preparation of Plans and Specifications

Based upon the Scope of Work and/or requirements furnished by the Owner in writing and included herein, Design-Builder shall prepare the complete contract working Plans and Specifications. All design submissions for this Project shall be made in Revit or PDF electronic file form. The Owner review and/or approval period shall be in accordance with the Project Schedule Milestones, but not less than ten (10) working days for each of the specified submissions.

2.3 Scheduled Submittals

- a. Upon receipt of a scheduled submittal by Design-Builder for the Owner's review and approval, the Owner shall provide its approval, conditional approval or a single consolidated list of exceptions within the period of time specified, provided, however that the Owner shall have ten (10) workdays to review and act upon any initial submission. If a submittal is not specified in this Agreement, the period for review shall not exceed ten (10) workdays. Acceptance of a particular scheduled submittal(s) shall be deemed made by the Owner if the Owner's Representative has not delivered a consolidated list of exceptions prior to the expiration of the applicable period for review. Upon receipt of any "conditional" approval, work shall proceed on the approved portions of the Work and a re-submittal of the conditional Work will be submitted, or not submitted, as directed.
- b. Upon receipt of a consolidated list of exceptions from the Owner's Representative regarding any submittal, Design-Builder shall incorporate changes responsive to Owner's exceptions in the next Submittal, unless Owner's Representative expressly requests a resubmittal of a corrected submittal. In the case of a request for resubmittal, the Design-Builder shall change or correct, and redeliver the submittal to the Owner's Representative within the period of time specified in the Schedule Milestones, or within ten work (10) days if not specified. The Owner's Representative shall then provide Design-Builder its approval or single consolidated list of exceptions within three work (3) days. Any re-review after the initial review and resubmittal shall strictly confine itself to the corrections or changes relative to the original consolidated list of exceptions. All exceptions taken at any time must be relative only to the requirements set forth in this Agreement and identify the area of non-compliance.

2.4 Samples

- a. Sample Approval. After issuance of the notice to proceed with construction, the Design-Builder shall furnish to the Owner's Representative samples required by the Specifications or by the Owner's Representative, for the Owner's approval. The Owner's review and approval shall not be unreasonably withheld, conditioned, or delayed and shall be made in a time frame so as not to delay the Design-Builder or Contractor. Samples shall be delivered to the Owner's Representative as specified or as directed. The Design-Builder shall prepay all shipping charges on samples. Materials or equipment for which samples are required may not be used in the Work until the Owner approves them in writing.

Approval of a sample is only for the characteristics or use named in the approval and may not be construed to change or modify any requirement of the Contract Documents. Substitutions are not permitted unless approved in writing by the Owner.

- b. Testing. Samples of materials or equipment delivered on the site or in place may be taken by the Owner's Representative for testing. Failure of a sample to meet the requirements of the Contract Documents may void previous approvals of the item tested. The Design-Builder shall replace materials or equipment found not to have met requirements of the Contract Documents.
- c. Cost of Testing.
 - i. The Design-Builder shall pay for all costs of construction testing, including sampling, field tests, laboratory tests, and inspection services as required by the specifications. The Design-Builder shall timely provide written reports of observations, recommendations, and testing activities to the Owner's Representative as the Project progresses. All tests pertaining to physical or chemical properties of materials must be made in a laboratory approved by the Owner. The Design-Builder shall include all applicable tests required in the specifications, which will include all tests and inspections required by Codes and Standards.
 - ii. The Owner will pay for the costs of special inspections and any additional tests the Owner deems necessary. However, if such tests indicate that the workmanship or materials used by the Design-Builder are not in conformance with the Construction Documents, approved shop drawings, or the approved materials, the Design-Builder shall pay for the tests and/or re-tests and remove all Work and material failing to conform, and replace with Work and materials in full conformity, without additional cost to the Owner, and to the Owner's satisfaction.
 - iii. The Design-Builder shall provide a listing in the specifications of all testing, inspections, and special inspections required by the local code official.
 - iv. The testing and inspections scope of work shall conform to local code requirements.
 - v. If such tests indicate that the workmanship or materials used by the Design-Builder are not in conformance with the Construction Documents, approved shop drawings, or the approved materials, the Design-Builder shall pay for the re-tests. The Design-Builder shall remove all Work and material failing to conform, and replace with Work and materials in full conformity, without additional cost to the Owner, and to the Owner's satisfaction.
- d. Inventory of Samples. The Design-Builder shall maintain an inventory of all approved samples until final Inspection of the Project. Such samples shall be available to Owner for additional viewing, inspection and testing, as deemed necessary by the Owner, at reasonable times.

2.5 Measurements, Drawings, Specifications

2.5.1. Requirement for Verification of Measurements/On Site Documents.

- a. The Design-Builder shall keep at the site copies of the Contract Documents and shall at all times give the Owner's Representative and any designated representative access to them.
- b. When the word "similar" appears on the Plans, it has a general meaning and must not be interpreted as meaning identical, and all details must be worked out in relation to their location and connection with other parts of the Work.
- c. In case of discrepancy either in figures, Plans, or Specifications, the matter must be promptly submitted to Designer, who shall provide a determination in writing. The Design-Builder shall furnish from time to time such detailed Plans and other information as may be deemed reasonably necessary by Owner's Representative.

2.5.2. Plans and Specifications requirements.

The following requirements apply to Design-Builder's responsibility to cause the Plans and Specifications to be properly prepared:

- a. Required technical Specifications shall be prepared in accordance with the applicable standards. Specifications must be complete, concise, and reasonably free of repetition and ambiguity. Care must be exercised to avoid specifying the same Work in more than one section and to avoid duplication or conflict with the general provisions, special provisions, and the Plans.
- b. The Specifications shall be submitted in PDF format.
- c. If guide specifications are not furnished, typical specifications developed and used by the Designer in general practice shall be used in preparing contract Specifications. The CSI Format for Construction Specifications, CSI Document MP-2A, shall be used in the arrangement of Project Specifications.
- d. Testing to establish compliance with the Contract Documents for critical items or critical portions of the Work shall be specified as the Design-Builder's responsibility, subject to Supplemental Condition Section 2.4.b. Testing shall be consistent with that required under standard commercial practices as approved by Owner's Representative and/or the local building officials. Any testing requirements specified do not limit the Owner from having additional testing and inspection performed in Owner's discretion.
- e. Submittals such as shop drawings, samples, and certificates shall be specified as necessary to establish compliance with the Contract Documents for critical portions of the Work. The Design-Builder should not require submittals for minor commercial

items or for items of marginal value. The Design-Builder shall include in the mechanical and electrical sections the extent of a manufacturer's literature, rating data, performance curves, spare part lists, and shop drawings that must be furnished for review and approval before procurement.

- f. The Specifications shall require the Design-Builder to make tests of heating and air conditioning systems, as installed, to demonstrate that the equipment will perform as required. The results of the tests are to be submitted before the final inspection. Manufacturer's representatives may be required for inspection, start-up, and instructions in the operation and maintenance of equipment and the Design-Builder shall ensure their presence for such purposes if requested by the Owner. Commissioning may be provided by the Owner at Owner's sole cost, and the Design-Builder shall cooperate with the commissioning agent providing all documentation and demonstrations required.
- g. The Specifications shall require that the Design-Builder furnish manufacturer's manuals, spare parts lists, diagrams, instructions, performance data, curves, and shop drawings as approved for major items of equipment to be installed in the Work.
- h. All required Plans shall be prepared and furnished as Revit files and/or PDF files with title block and graphic scale.
- i. All final Plans shall be detailed as necessary for efficient execution of the construction Work. They must conform to the above general requirements and the requirements previously stated. All original Plans must be prepared at an adequate scale to properly present the design data development including detailed features. Drawing scales for buildings or structures smaller than 118-inch = 1'-0" are not permitted without prior written approval of the Owner's Representative.
- j. The electrical design plans must be divided by systems into separate documents, when necessary to avoid congestion. Similarly, the plumbing and heating/air conditioning must be separated, when necessary to avoid congestion. A minimum scale of 1/4-inch = 1'-0" must be used for all details of areas of congestion such as mechanical rooms, toilet rooms, and the like, and as may otherwise be reasonably designated by the Owner's Representative. Drawing scale for site, utility, or other related Work outside five foot building line), including details (engineer's) must clearly and adequately reflect the design data developed. Plans must be organized and provide appropriate details of the site Work (layout, grading, paving, and drainage) and the utilities (water, sewer, gas, power, and communications) separate from the building and/or structure Plans.
- k. All design submissions prepared using CADD support shall be accompanied by electronic files of the submission in Revit files.

- l. Any discrepancies in figures, Plans, Specifications, or submittals shall be promptly resolved by the Design-Builder. Design-Builder shall immediately notify the Owner's Representative of any discrepancies in such Plans and/or Specifications and confirm such notice in writing within five (5) calendar days.
- m. The Specifications shall include, to the satisfaction of the Owner, training of Owner's personnel on the operation and maintenance of systems and equipment. In addition, the Specifications shall include, to the satisfaction of the Owner, the development and submittal of operations and maintenance manuals, to include three (3) copies of each such document.
- n. Design-Builder shall be responsible for making all changes in the Work necessary to adapt and accommodate any equivalent product or item that it uses. The necessary changes shall be made at the Design-Builder's sole expense.
- o. The Design-Builder shall, as requested by the Owner's Representative, provide all design calculations, which may include, but are not limited to, structural steel, mechanical, electrical, plumbing and civil calculations.

2.5.3 Shop Drawings, Submittals, Coordination Drawings, and Schedules.

- a. The Design-Builder shall submit to the Owner's Representative a schedule listing all items that will be furnished for review and approval no later than thirty (30) days after Owner's final approval of Plans and Specifications. For example, the schedule must include shop drawings and manufacturer's literature, test procedures, test results, certificates of compliance, material samples, and special guarantees, etc. The schedule must indicate the type of item, contract requirement reference, the Design-Builder's scheduled date for submitting the above items, identification of the first scheduled activity and projected needs for approval answers to support procurement or installation. In preparing the schedule, reasonable time will be allowed for review, approval, and possible re-submittal. Also, the scheduling shall be coordinated with the approved construction progress chart. The Design-Builder must revise and/or update the schedule as the Owner's Representative reasonably directs. Such revised schedule must be made available to the Owner's Representative for monitoring.
- b. The Design-Builder shall submit to the Designer with copies to the Owner's Representative shop drawings, coordination drawings, and schedules for approval by Designer required by the Specifications, as follows:
 - i. Shop drawings shall include fabrication, erection, and setting drawings, schedule drawings, manufacturer's scale drawings, wiring and control diagrams, cuts or entire catalogs, pamphlets, descriptive literature, and performance and test data.
 - ii. Drawings and schedules, other than catalogs, pamphlets and similar printed material, shall be reviewed, signed and submitted in reproducible form with three

prints made by a process approved by the Owner's Representative. Upon approval, the reproducible form will be returned to the Design-Builder who shall furnish the number of additional prints, not to exceed ten. The Design-Builder shall submit shop drawings in catalog, pamphlet, and similar printed form in a minimum of four copies plus as many additional copies as the Design-Builder may desire or need for the use of subcontractors.

- iii. Approval by the Designer is to validate conformance with the owner's intent, and does not relieve the Design-Builder from any design liability for the approved submittals. Owner's Representative shall provide any comments on submittals and shop drawings to Design-Builder prior to approval.
- c. Before submitting shop drawings on the mechanical and electrical Work, the Design-Builder shall obtain the Designer's written approval of lists of mechanical and electrical equipment and materials as required by the Specifications.
- d. The Design-Builder must check the drawings and schedules and coordinate them (by means of coordination drawings whenever required) with the Work of all trades involved before submission, indicating approval on them. Drawings and schedules submitted without evidence of subcontractors/trades' approval may be returned for resubmission.
- e. Unless otherwise provided in this Agreement, or otherwise directed by the Owner's Representative, shop drawings, coordination drawings, and schedules must be submitted by Design-Builder sufficiently in advance of construction requirements to permit fourteen (14) calendar days, excluding delivery time to and from the contractor, for checking and appropriate action by the Designer. Such items shall be submitted to the Owner's Representative concurrently with the Designer's review.
- f. Except as otherwise provided in Subparagraph h. below, approval of drawings and schedules will be general and may not be construed as:
 - i. Permitting any departure from the requirements of the Contract Documents; or
 - ii. Relieving the Design-Builder of responsibility for any errors, including details, dimensions, and materials.
- g. If drawings or schedules show variations from the requirements of the Contract Documents because of standard shop practice or for other reasons, the Design-Builder must clearly describe the variation in the letter of transmittal. If acceptable, Designer may approve any or all variations and issue an appropriate Change Order. If the Design-Builder fails to describe these variations, it is not relieved of the responsibility for executing the Work in accordance with the Contract Documents, even though the drawings or schedules have been previously approved.

- h. Shop drawings, samples, color schedules, catalog cuts, construction schedule, etc. submitted to Owner's Representative, will be reviewed by Owner's Representative and any comments thereon shall be provided by Owner's Representative to Design-Builder who shall verify compliance with the Construction Documents.
- i. The Design-Builder shall prepare and submit equipment room layout drawings and drawings of areas where the equipment proposed for use could present interface or space difficulties. Room layout drawings must conform to the requirements established for drawings. Layouts must be submitted within forty (40) calendar days after completion of final construction drawings. Submittals describing the various mechanical and electrical equipment items which are to be installed in the areas represented by the layout drawings must be assembled and submitted concurrently and accompanied by the room layout drawings. Room layout drawings must show all pertinent structural and fenestration features and other items such as cabinets required for installation and which will affect the available space. All mechanical and electrical equipment and accessories must be shown in scale in plan and also in elevation and/or section in their installed locations. Duct work and piping also must be shown. Equipment room layout designs must ensure all equipment is accessible for maintenance, repair and replacement.
- j. All shop drawings, ductwork drawings, and sprinkler drawings must be on 30" x 42" sheets to fit the size of the Project Plans.
- k. At the completion of the Project, updated ductwork drawings and sprinkler drawings must be submitted as part of the "As-Built" drawings submission.
- l. All certificates required for demonstrating proof of compliance of materials with Specification requirements, including mill certificates, statements of application, and extended warranties, must be executed in quadruplicate and furnished to the Owner's Representative. It is the Design-Builder's responsibility to review all certificates to ensure compliance with the requirements of the Contract Documents and that all affidavits are properly executed prior to submission to the Owner's Representative. Each certificate must be signed by an official authorized to certify on behalf of the manufacturing company. Each certificate must contain the name and address of the manufacturer, the Project name and location, and the quantity and date(s) of shipment or delivery to which the certificate(s) apply. Copies of laboratory test reports submitted with certificates must contain the name and address of the testing laboratory and the date(s) of the tests to which the report applies. Certification shall not be construed as relieving the Design-Builder from furnishing satisfactory material, if, after test(s) are performed on selected sample(s), the material is found not to meet the specified requirements.
- m. Designer shall review and take action on all shop drawings and samples. All approvals must be in accordance with the terms of the Contact Documents. Processing will be accomplished in accordance with the following procedure:

- i. Prime Construction Contractor shall transmit reproducible copies of shop drawings etc. to the Designer for review. Information copies of the letter of transmittal, clearly identifying shop drawings, etc., shall at the same time be furnished to the Owner's Representative.
- ii. As a result of Designer's review, each submittal will be marked by Designer as follows:
 - "Approved": The fabrication, manufacture and/or construction may proceed providing the Work is in compliance with the Contract Documents.
 - "Approved as Noted": The fabrication, manufacture and/or construction may proceed providing the Work is in compliance with Designer's notations and the Contract Documents.
 - "Rejected": No Work shall be fabricated, manufactured or constructed and a new submittal is required. No Work for a submittal marked "C-Action" shall be permitted on site.
- iii. The Design-Builder is responsible for obtaining prints of all "Approved" and "Approved as Noted" reproducible shop drawings and distributing them to the field and to the subcontractors. Concurrently, two (2) copies of each print shall be provided to the Owner's Representative.
- iv. The Design-Builder is responsible for obtaining copies of all "Approved" and "Approved as Noted" manufacturer's descriptive literature, literature, catalog cuts and brochures and distributing them to the Contractor. Concurrently, two (2) copies of each shall be provided to the Owner's Representative.
- v. The Design-Builder is responsible for submitting new shop drawings, brochures and/or samples to replace all "Rejected" items and furnishing two (2) copies to the Owner's Representative.
- vi. The Design-Builder is responsible for maintaining the Shop Drawing Log. An updated copy of the Log shall be furnished to the Owner's Representative no less than monthly.

2.5.4. Record "As Built" Drawings.

- a. The Design-Builder shall, during the progress of the Work, keep a master set of prints on the job site (Record or also referred to as "As-Built" drawings) on which is kept a complete, careful and neat record of all deviations from the Construction Documents made during the course of the Work.
- b. The Design-Builder shall provide the Owner with one complete set of the Construction Documents incorporating the revisions and changes made during construction up to

acceptance of the Project. These updated Plans and Specifications shall reflect all changes to the Construction Documents to indicate the "As-Built" conditions, including revisions in site and building area tabulations. These Plans and specifications must be certified as to their correctness by the signature of the Design-Builder and Designer and used in preparing a permanent set of "As-Built" drawings.

- c. Design-Builder must submit a CADD system electronic file for these "As Built" documents prepared with a CADD system.
- d. The Owner reserves the right to review "As-Built" documents at any time during the Project.
- e. The Design-Builder shall forward all "As-Built" drawings, specifications and photographs to the Owner not later than thirty (30) calendar days after Project completion.
- f. Any part of the costs associated with the preparation and completion of the "As-Built" drawings will not be paid to Design-Builder by Owner until the As-Built drawings are provided to and approved by the Owner.

2.5.5 Spare Parts Data.

- a. The Design-Builder shall furnish spare-parts data for each different item of equipment furnished. The data must include a complete list of parts and supplies, with current unit prices and sources of supply; a list of spare parts and supplies that are either normally furnished at no extra cost with the purchase of the equipment, or specified to be furnished as part of the Contract Documents, and a list of additional items recommended by the manufacturer to ensure efficient operation for a period of 360 days at the particular installation.
- b. The foregoing does not relieve the Design-Builder of any responsibilities under any of the guarantees specified and/or provided.

2.6 Owner's Representative Field Office.

The Owner's Representative's Field Office (Field Office) shall be adjacent to the construction contractor's trailer ready for use and occupancy within fourteen (14) days from the construction Notice to Proceed through Final Completion. The Field Office will be approximately 100 square feet with HVAC, light, power outlets, internet, and secured windows/doors.

SC Article 3

Owner's Services, Rights and Responsibilities

[See General Conditions of Contract]

SC Article 4
Hazardous Conditions and Differing Site Conditions

[See General Conditions of Contract]

SC Article 5
Insurance and Bonds

[See General Conditions of Contract]

SC Article 6
Payment

[See General Conditions of Contract]

SC Article 7
Indemnification

[See General Conditions of Contract]

SC Article 8
Time

8.1 Construction Schedule / Progress Chart.

- a. Within ten (10) working days after receiving Notice to Proceed for each phase, the Design-Builder shall prepare and submit to the Owner's Representative a complete detailed design and construction schedule in the form of a native electronic file. The schedule shall show the principal categories of work, corresponding with those used in the breakdown on which progress payments are based, the order in which the Design-Builder proposes to carry on the Work, the date on which it will start each category of Work, and the contemplated dates for completion. The design and construction schedule must be in suitable scale to indicate graphically the total percentage of Work scheduled to be in place at any time. The Design-Builder shall use a Critical Path Method (CPM) format. This schedule shall use Primavera Scheduling software (Primavera Contractor P6), with at least 100 activities including sitework, procurement, delivery, commissioning, significant owner activities, and installation of construction materials and equipment. An "earned value report" shall be used as the feeder report for the Schedule of Values for the purpose

of determining progress payment. A critical path shall be developed based on scheduling logic that identifies all successor and predecessor activities and float. Activities of like duration, programmed for different times of the year shall be modified to account for weather that can reasonably be expected by the Design-Builder. Activity constraints shall be avoided. Such software and schedule shall be compatible with the Owner's computer system and scheduling software. This will allow the Owner's Representative to efficiently process each pay application in Expedition, using the AIA G702/G703 format where the G703 back up listing will be the Schedule of Values in CSI division format so that the Owner will only be paying for work actually completed by the Design-Builder.

- b. At the end of each progress payment period, or at such reasonable intervals as directed by the Owner's Representative, the Design-Builder shall:
 - i. Revise the design and construction schedule to reflect any changes in the Work, completion time, or both, as approved by the Owner's Representative;
 - ii. Enter on the design and construction schedule the total percentage of Work actually in place; and
 - iii. Submit the adjusted design and construction schedule, and a complete update in its native electronic format and one printed copy to the Owner's Representative.
- c. If at any time the Work falls behind the design and construction schedule after taking into consideration any excusable delays as defined in General Condition Article 8, Design-Builder shall take such action as necessary to improve progress. The Owner's Representative may require the Design-Builder to submit a revised design and construction schedule demonstrating its proposed recovery plan to make up the lag in scheduled progress. The plan shall show how the Design-Builder shall achieve recovery by increasing resources and/or work times (if approved by Owner). If the Owner's Representative finds the proposed plan unacceptable, the Design-Builder may be required to submit a new plan. If the new plan submitted is not reasonable, after consultation with the Design-Builder, the Owner's Representative may require the Design-Builder to increase the work force, accelerate the planned construction volume, increase assigned construction equipment, or the number of work shifts, or take other appropriate action, all without an amendment to the Contract Price.
- d. Design-Builder shall update the schedule and issue a progress report each month. If after the update has been performed the actual durations of recurring activities are longer than the original durations, the Design-Builder shall issue a written plan that indicates the additional resources to be allocated to those activities showing how they will achieve the planned duration. Alternatively, the durations of all subsequent occurrences of that type of activity shall be increased to reflect actual production, and the Design-Builder shall issue a recovery plan to the Owner's Representative within ten (10) days showing how the project will get back on schedule.

- e. Repeated failure of the Design-Builder to comply with any of these requirements, after written notice from Owner, may be considered grounds for a determination by the Owner's Representative that the Design-Builder is failing to prosecute the Work in accordance with Contract requirements. Owner may pursue any rights and remedies provided by the Contract Documents or by law.

8.2 Exception to Completion Schedule and Liquidated Damages.

In cases where the parties agree in writing that sodding and/or planting and/or specified maintenance thereof is not feasible during the construction period, such Work will be excepted from the completion schedule and the liquidated damages provision of Comprehensive Agreement Article 8. However, such Work must be accomplished or completed during the first sodding and/or planting period or the specified maintenance period following the original completion date within the same number of days originally scheduled for such activity. This shall also include items not contracted to the Design-Builder, but directly contracted by the Owner with other vendors and which is required to complete and provide a fully functional facility.

SC Article 9

Changes to the Contract Price and Time

SC 9.1 Change Order Accounting.

The Owner's Representative may require Change and Change-order accounting whenever the estimated cost of a Change or series of related Changes exceeds \$50,000. The Design-Builder, for each such Change or series of related Changes, must maintain suitable accounting procedure, of all incurred direct costs (less allocable credits) of Work, both changed and not changed, allocable to the Change. The Design-Builder shall maintain such data until the parties agree to an equitable adjustment for the Changes ordered by the Owner's Representative or the matter is finally disposed of in accordance with the Dispute Resolution provisions in the Comprehensive Agreement. However, Design-Builder shall continue to work on the Project without any interruption and/or delay.

SC Article 10

Contract Adjustments and Disputes

[See General Conditions of Contract]

SC Article 11

Stop Work and Termination for Cause

[See Comprehensive Agreement]

SC Article 12
Electronic Data

[See General Conditions of Contract]

SC Article 13
Miscellaneous

13.1 Inspections and Acceptance

13.1.1 Inspection of Professional Services.

The Owner may, at any time or place, inspect the services performed and the work products, including documents and reports. The Owner may reject any services or products that do not meet the requirements of the Construction Documents. No payment will be due for any services or products rejected under this clause.

13.1.2 Inspection and Acceptance.

- a. Owner inspection and testing of materials and workmanship will be made at reasonable times at the site of the Work or off the site as the Owner's Representative may direct. Off-site inspection or testing does not relieve the Design-Builder of responsibility for damage to or loss of the material prior to acceptance, nor in any way affect the continuing rights of the Owner after acceptance of the completed Work under the terms of Paragraph f of this section.
- b. The Design-Builder must, without charge, replace any material or correct any workmanship found by the Owner not to conform to the Agreement requirements, unless the Owner consents to accept such material or workmanship with an appropriate adjustment in Agreement price. The Design-Builder must promptly segregate and remove rejected material from the premises.
- c. If the Design-Builder does not promptly replace rejected material or correct rejected workmanship, the Owner may, by contract or otherwise, replace or correct it and charge the cost to the Design-Builder.
- d. The Owner may examine completed Work by removing or tearing it out. The Design-Builder must replace or correct any Work found not to conform to Agreement requirements. If Work is torn out and found to comply with Agreement requirements, the Owner must make an equitable adjustment for the Services provided for the inspection, removal, and replacement of the Work.
- e. The Owner will inspect the Work as soon as practicable after completion.

- f. The Owner may terminate this Agreement for default and seek any remedy allowed by law and/or this Agreement if the Design-Builder does not maintain an acceptable inspection system or follow Owner directions to replace or correct incorrect or defective items, which is material to completion of the Work as required by this Agreement.

13.1.3 Technical Supervision.

The Owner reserves the right to use Project Management Support Services (PMSSC) personnel, or other qualified personnel under contract to the Owner.

13.1.4 Approval of Design.

- a. The Owner must approve all final Plans and Specifications. However, phased or fast track construction may commence prior to approval of final Plans and Specifications, provided the Owner has approved Plans and Specifications covering only that phase of the Work. The Owner's review will be primarily for general arrangement and compliance with Owner requirements included as part of the Agreement.

Owner's Representative's approval shall not be construed as:

1. Permitting any departure from the Agreement requirements, without specific prior written approval.
 2. Relieving the Design-Builder of responsibility for any errors including, but not limited to, details, dimensions and materials.
 3. Relieving the Design-Builder of responsibility for compliance with all applicable codes of local, state, or federal codes, regulations and laws.
- b. After approval of Plans and Specifications, the Design-Builder shall be responsible for revising Plans and Specifications to correct all deficiencies from requirements of this Agreement. Copies of revised Plans and Specifications will be furnished to the Owner's Representative. There will be no modification to any fee or to the Contract Price to the Agreement, as a result of corrections of such deficiencies.

13.1.5 Project Closeout.

Unless specified for an earlier date elsewhere in this Agreement, the Design-Builder must process all documents, changes, claim submissions, complete all Project closeout items, provide warranties, as-built drawings, and submit a final report certifying that this action has been taken not later than sixty (60) days after the date of Substantial Completion.

13.1.6 Asbestos Free and Lead-Based Paint Free Certification.

The Design-Builder must certify that no asbestos-containing building materials or lead-based paints (interior or exterior) were used in this Project. The Design-Builder must include completed and unaltered asbestos free and lead-based paint certifications as a closeout submittal document. The only acceptable alternative for asbestos and lead based paint certification is to conduct a post-construction asbestos and lead paint survey in accordance with AHERA requirements.

13.2 Protection of Persons And Property

13.2.1 Accident Prevention.

- a. All construction and other Work on this Project must be performed in compliance with the Occupational Safety and Health Act of 1970 and with local, state and federal occupational safety and health regulations enforced by an agency of the locality or state under a plan approved by the U.S. Department of Labor, Occupational Safety and Health Administration (OSHA). Where requirements are different or in conflict, the more stringent requirement will apply.
- b. The Design-Builder shall maintain or require maintenance by the Prime Construction Contractor of an accurate record of exposure data and all accidents incidental to Work performed under this Agreement resulting in death, traumatic injury, occupational disease, or damage to property, material, supplies, or equipment. The Design-Builder must submit regular Project safety reports, exposure data, and accident reports, as prescribed by the Owner's Representative.
- c. Health and Safety Plans are required as follows:
 1. Prior to commencing on-site Work, the Design-Builder must submit to the Owner's Representative, a Health and Safety Plan designed to provide a system by which hazards on the Project site will be controlled to minimize or eliminate occupational injuries or illnesses during performance of the contract.
 2. The Health and Safety Plan must state that the Prime Construction Contractor, Designer, and all subcontractors are required to comply with the Design-Builder's Project safety rules and requirements issued under the authority of that program.
 3. The Health and Safety Plan must identify, by name, the Design-Builder's representative responsible for the execution of the Project safety program. The Design-Builder's Project safety representative must have the express written authority from the Design-Builder to stop work, to abate hazardous conditions or unsafe practices, and to eject any Design-Builder, Subcontractor, or vendor employees from the Project site for failure to comply with safety requirements.

4. The Health and Safety Plan must include the precautionary measures to be taken to protect Owner staff, employees and the public.
- d. The authority, responsibilities, and duties of the Design-Builder's Project safety representative must be incorporated as part of the written Health and Safety Plan. The safety responsibilities include, but are not limited to, conducting subcontractor construction safety program reviews, conducting employee safety orientation training, conducting weekly safety meetings, conducting daily site safety inspections, auditing Subcontractor safety compliance, and preparing required periodic and special safety reports.
- e. In addition to the general requirements of Health and Safety Standards, the Design-Builder, Designer and Prime Construction Contractor, specifically must comply with applicable OSHA requirements concerning Hazard Communications Standards. Details of the Design-Builder's hazard communications program shall be included in the Health and Safety Plan.

13.2.2 Health and Safety Standards.

- a. In performing this contract, the Design-Builder must:
 1. Comply with applicable Occupational Safety and Health Standards promulgated pursuant to the authority of the Occupational Safety and Health Act of 1970 (OSHA).
 2. Comply with any other applicable federal, state, or local regulations governing workplace safety to the extent they do not conflict with a.1. above; however, the more stringent shall apply.
 3. Comply with any Owner standard that is expressly incorporated into this Agreement unless the OSHA standard contains more rigorous or stringent safety requirements, in which case the OSHA standard governs and takes precedence.
 4. Pursuant to the terms of this Agreement, take all reasonable precautions to protect the safety and health of the Design-Builder's employees, Owner staff, employees, and the public.
- b. The Design-Builder must coordinate its use of existing Owner premises with the Owner's Representative. Subjects of this coordination include the designation of work and storage areas; the extent, if any, of use by the Design-Builder of Owner tools and equipment; the furnishing by the Design-Builder of appropriate signs and barricades to exclude unauthorized personnel from the work areas and to call attention to hazards and dangers; and other matters relating to the protection of Owner staff, employees, property and the public.

- c. Materials, supplies, articles, or equipment manufactured or furnished under this Agreement or order must conform to the Occupational Safety and Health Standards pursuant to the authority of OSHA, and to other safety and health requirements specified in this Agreement or order. When conducting work on existing facilities, the Design-Builder must provide the Owner's Representative copies of Material Safety Data Sheets (MSDS) for any hazardous material, as defined by OSHA's Hazard Communications Standards, to be used on the job.
- d. If no OSHA standard exists, federal or other nationally recognized standards apply. Copies of current Occupational Safety and Health Standards are available from regional and/or area offices of the U.S. Department of Labor, Occupational Safety and Health Administration.

13.2.3 Protection of the Environment, Existing Vegetation, Structures, Utilities, and Improvements

- a. The Design-Builder shall perform all Work necessary to implement and accomplish a program to prevent environmental pollution during or as a result of construction performed under this Agreement. As a minimum, the Design-Builder's Work must conform to all requirements of applicable federal, state and local law.
- b. The Design-Builder must preserve, protect and maintain all existing vegetation (such as trees, shrubs, and grass), landscape features, athletic fields, and structures on or adjacent to the site of Work that are not to be removed. Care must be taken in removing trees authorized by the Owner's Representative for removal, to avoid damage to vegetation that will remain in place. Any trees or other landscape features scarred or damaged by the Design-Builder's equipment or operations must be restored by the Design-Builder. The Owner's Representative decides what method of restoration must be used and whether damaged trees and/or shrubs will be treated or replaced. The Design-Builder shall use guard posts or barriers as necessary to control vehicular traffic passing close to trees and/or shrubs to remain. Areas disturbed, such as temporary roadways or embankments, must be restored to near natural conditions that will permit the growth of vegetation. Disturbed areas must be graded and filled as required and landscaped as per the Contract Documents.
- c. The Design-Builder shall protect from damage all existing buildings, improvements or utilities at or contiguous to the site of the Work, the location of which is known, and must repair or restore any damage to these facilities resulting from failure to comply with the requirements of this Agreement or to exercise reasonable care in performing the Work. If the Design-Builder fails or refuses to repair such damage promptly, the Owner's Representative may have the necessary Work performed and charge the cost to the Design-Builder, who shall pay such costs to the Owner in a prompt manner.
- d. The Design-Builder shall obtain approval from the Owner's Representative for any temporary roads, embankments and disposal areas not included in Project

Specifications or Plans and restore such areas to original conditions, including appropriate landscaping, upon the completion of Work.

- e. Monuments, markers and works of art must be protected. Items discovered that have potential historical or archeological interest must be preserved. The Design-Builder must leave the archeological find undisturbed and must immediately report the find to the Owner's Representative so that the proper authority may be notified. The Contract Time shall be equitably adjusted in accordance with the provisions of this Agreement if the Design-Builder incurs additional cost or time to perform as a result of any such discovery.
- f. Design-Builder shall follow all Environmental Protection Agency, Virginia Department of Environmental Quality and other applicable governmental regulations and guidelines, as to the labeling, use, storage and disposal of "hazardous waste", which shall for the purposes of this agreement be defined as (a) any chemical, substance, material, mixture, contaminant or pollutant now or hereafter defined as a "hazardous substance" under the comprehensive Environmental Response, Compensation and Liability Act, as amended from time to time; (b) petroleum, crude oil, or any fraction thereof; (c) any pollutant, contaminant, special waste or toxic substance now or hereinafter listed, defined by or subject to regulation under any federal, state or local statute, ordinance, rule, regulation, standard, policy, guidance, permit, order, administrative or judicial decision or pronouncement, previously, currently or hereafter in effect, as amended from time to time, pertaining to health, safety, or the environment, including without limitation, natural resources, environmental regulation, contamination, pollution, cleanup, or disclosure.

13.2.4 Access to Site.

The Design-Builder's access to the site and use of existing roads will be as agreed to by the Design-Builder and the Owner's Representative.



DRAW SCHEDULE (1 PAGE)

Comprehensive Agreement

for the Design and Construction of a



and



Exhibit E

Preliminary Draw Schedule

Preliminary Monthly Billings

2023	
January	\$1,500,000
February	\$1,000,000
March	\$1,000,000
April	\$1,000,000
May	\$1,000,000
June	\$1,750,000
July	\$2,250,000
August	\$2,500,000
September	\$2,500,000
October	\$2,500,000
November	\$2,500,000
December	\$2,500,000
2024	
January	\$2,500,000
February	\$2,500,000
March	\$3,000,000
April	\$3,000,000
May	\$3,000,000
June	\$3,000,000
July	\$2,500,000
August	\$2,500,000
September	\$2,500,000
October	\$2,500,000
November	\$2,500,000
December	\$2,500,000
2025	
January	\$2,500,000
February	\$2,500,000
March	\$2,500,000
April	\$2,500,000
May	\$2,250,000
June	\$2,250,000
July	\$2,000,000
August	\$1,750,000
September	\$825,000
Total	\$73,075,000

Notes *

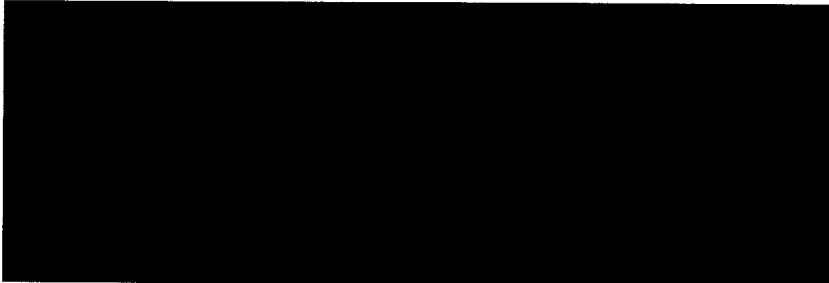
FF&E and AV/IT Allowance of \$4,000,000 depending on when ordered and invoiced
D/B Contingency has been allocated equally thru preliminary draw schedule



PAYMENT APPLICATION (4 PAGES)

Comprehensive Agreement

for the Design and Construction of a



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 4 PAGES

TO OWNER:	PROJECT:	APPLICATION NO:	3	Distribution to:
FROM CONTRACTOR:	VIA ARCHITECT:	PERIOD TO:		CONTRACTOR
CONTRACT FOR:		CONTRACTOR PROJECT NOS:		
		CONTRACT DATE:		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM
2. Net change by Change Orders
3. CONTRACT SUM TO DATE (Line 1 + 2)
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)
5. RETAINAGE

a. _____ % of Completed Work
(Column D + E on G703)

b. _____ % of Stored Material
(Column F on G703)

Total Retainage (Lines 5a + 5b) or

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$0.00	
TOTALS	\$0.00	
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____

By: _____ Date: _____

State of Virginia
Subscribed and sworn to before me on _____
Notary Public: _____
My Commission Expires _____

CONTRACTOR'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation comprising the application, the Architect certifies to the Owner that the Architect's knowledge, information and belief the Work has progressed to the quality of the Work as in accordance with the Contract Documents is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION NO: 3
 APPLICATION DATE: [REDACTED]
 PERIOD TO: [REDACTED]
 ARCHITECT'S PROJECT NO: [REDACTED]

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G : C)	H BALANCE TO FINISH (C - G)	I RETAINAGE
5	10 % Schematic Design	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	100.0%	[REDACTED]	[REDACTED]
15	35 % Design Development	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	100.0%	[REDACTED]	[REDACTED]
25	Site Survey	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	100.0%	[REDACTED]	[REDACTED]
35	ESA, Wetland, Traffic, Water Studies	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	100.0%	[REDACTED]	[REDACTED]
45	Geotechnical	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	100.0%	[REDACTED]	[REDACTED]
55	65% Construction Documents (Amend #1)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	10.2%	[REDACTED]	[REDACTED]
65	Survey / Wetlands Delineation (Amend #1)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0.0%	[REDACTED]	[REDACTED]
75		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
85		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
95		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
105		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
115		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
125		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
135		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
145		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
155		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
165		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
175		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
185		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
195		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
205		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
215		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
225		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]

APPLICATION NO: 3
 APPLICATION DATE: [REDACTED]
 PERIOD TO: [REDACTED]
 ARCHITECT'S PROJECT NO: [REDACTED]

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE
425								
435								
GRAND TOTALS							56.6%	

[REDACTED]

VENDOR'S CERTIFICATION (1 PAGE)

Comprehensive Agreement

for the Design and Construction of a

New [REDACTED] [REDACTED]

[REDACTED]

and

[REDACTED] [REDACTED]

[REDACTED]
Private Entity Certification

**for the
Comprehensive Agreement
between**

**THE CITY OF [REDACTED] VIRGINIA and
[REDACTED]
[REDACTED] - PPEA**

On behalf of Private [REDACTED] the undersigned hereby certifies that no officer or employee of the The [REDACTED] or members of his or her immediate family, including spouse, parents, or children, or any person representing or purporting to represent the [REDACTED] has been promised or has received, directly or indirectly, any financial benefit by way of fee, commission, finder's fee, political contribution, payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, or any similar form of remuneration on account of the acts of negotiating, awarding and/or executing this Agreement, or for any purpose following the submission of the proposal under the PPEA until the execution of this Comprehensive Agreement, from [REDACTED] or any officer or director of such private entity. [REDACTED] further agrees to comply with the provisions of Sections 22-4367 through 22-4377 of the Virginia Code, Ethics in Public Contracting.

Signatures of Authorized Principals:

Name: [REDACTED]

Title: Manager & Executive in Charge

[REDACTED]
Date: [REDACTED]

Signature

Name: [REDACTED]

Title: Project Executive

[REDACTED]
Date: [REDACTED]



SAMPLE PERFORMANCE BOND, PAYMENT BOND (6 PAGES)

Comprehensive Agreement

for the Design and Construction of a



[REDACTED]
SAMPLE BONDS

Comprehensive Agreement

between

[REDACTED]

Sample Payment and Performance Bonds are attached (8 pages).

**PERFORMANCE
BOND**

Bond No.: [REDACTED]

CONTRACTOR:

(Name, legal status and address)

[REDACTED]

SURETY:

(Name, legal status and principal place of business)

[REDACTED]

OWNER:

(Name, legal status and address)

[REDACTED]

CONSTRUCTION CONTRACT

Date: [REDACTED]

Amount: \$ [REDACTED]

Description:

(Name and location)

[REDACTED]

BOND

Date: [REDACTED]

(Not earlier than Construction Contract Date)

Amount: [REDACTED]

Modifications to this Bond: None See Section 16

CONTRACTOR AS PRINCIPAL

Company:

[REDACTED]
(Corporate Seal)

SURETY

Company:

[REDACTED]

Signature:

Name and

Title:

[REDACTED]

Signature:

Name and

Title:

[REDACTED]

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A312, 2010 edition

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: _____
(Corporate Seal)

Signature: _____
Name and Title: _____
Address: _____

SURETY

Company: _____
(Corporate Seal)

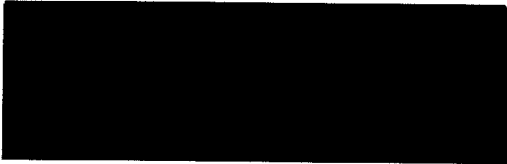
Signature: _____
Name and Title: _____
Address: _____

**PAYMENT
BOND**



Bond No.: 106410971

CONTRACTOR:
(Name, legal status and address)




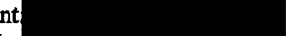
SURETY:
(Name, legal status and principal place of business)



OWNER:
(Name, legal status and address)



CONSTRUCTION CONTRACT

Date: 
Amount: 
Description:
(Name and location)



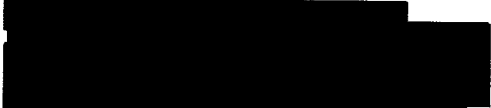
BOND

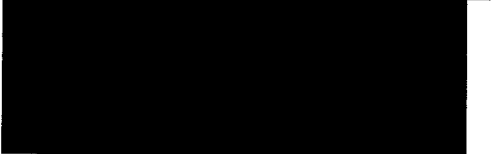
Date: January 4, 2016
(Not earlier than Construction Contract Date)

Amount: \$12,500,000.00

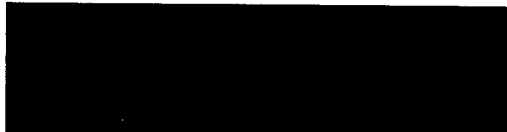
Modifications to this Bond: None See Section 18

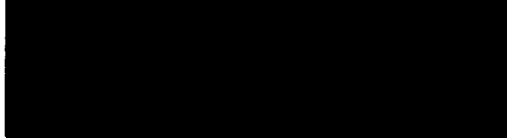
CONTRACTOR AS PRINCIPAL

Company: 

Signature:
Name and
Title: 

SURETY

Company: 

Signature:
Name and
Title: 

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

.1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and

.2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction

Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL
Company: _____
(Corporate Seal)

SURETY
Company: _____
(Corporate Seal)

Signature: _____
Name and Title: _____
Address: _____

Signature: _____
Name and Title: _____
Address: _____