UNSOLICITED PROPOSAL

FOR

CHANNEL IMPROVEMENTS

at

INDEPENDENCE BOULEVARD

In

Conformance with the
Public-Private Education Facilities and
Infrastructure Act of 2002

July 11, 2011

Submitted on behalf of

SHOWCASE HOME BUILDERS
144 OAK TREE BOULEVARD
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LMW's Comm. # 3013B

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APPENDIX A

Aluminum Arch Box Culvert
Aerial Map of Independence Boulevard

APPENDIX B

Schedule

APPENDIX C

Appendix C provides additional project financing information that is confidential and as such this Appendix C has been intentionally left blank

1.0 PROJECT OVERVIEW

Due to upstream development the current crossing at Independence Boulevard does not have adequate capacity to pass the 100-year storm. The current crossing could be upgraded, by adding an additional pipe to the three that are existing. This would be the most economical solution to the existing problem, but it would not be the most environmentally and aesthetically pleasing correction.

An aluminum arch box culvert is proposed so that the crossing beneath Independence Boulevard can be done with a natural streambed. This will allow the 100-year storm to pass safely without adverse impacts on adjacent property. It will also allow the stream to pass more naturally under Independence Boulevard with a natural channel bottom reducing erosion and downstream sediment. The aluminum arch box culvert also allows for a more aesthetically pleasing crossing. The large opening is not prone to clogging during high water events.

This project will correct a currently deficient crossing and allow for further upstream development without adversely impacting both stream quality and adjacent property.

The scope of the project will include all preliminary and final engineering necessary for the complete in place installation of a 10' x 24' aluminum arch culvert under Independence Boulevard. The design will include all engineering and surveying necessary, along with all necessary permitting and regulatory agency reviews and approvals. Based on the conceptual design it is anticipated that an aluminum arch culvert is required to pass the one hundred year (100) storm without having detrimental impact on adjacent upstream property. The length of this aluminum arch culvert from the conceptual design is ninety (90) feet from toe to toe. The work would include the excavation, demolition and removal of the existing culverts, the installation of the new aluminum arch culvert, the protection and/or relocation of existing utilities affected by the construction. It is understood that the Blacksburg, Christiansburg, Virginia Tech

Water Authority, is currently in the design phase of a new water line in the area of this crossing. Coordination between the developer, the authority and the Town of Christiansburg will be essential in resolving any impacts with regard to this crossing.

Until conceptual review/preliminary review of the PPEA and a time frame set out for review and approval, many items of the construction cannot be adequately addressed and therefore the final cost may fluctuate.

The cost estimate attached in (4. PROJECT FINANCING) is the developer's best estimate of the total construction cost based on the conceptual design.

2.0 QUALIFICATIONS AND EXPERIENCE

A. Legal Structure

Showcase Home Builders shall be the project manager for the project. TBD, L.L.C. was established in 2011 in the State of Virginia.

Showcase Home Builders has completed a multitude of development projects within the Town of Christiansburg and the New River Valley since its creation. Each development has similar characteristics to the proposed project:

- Stormwater Management both quantity and quality
- Utility installation
- Installation and relocation of conflicting underground utilities
- Erosion and Sediment Control
- Compliance with Applicable State Statues and Local Ordinances

Within the overall Project Team structure, Showcase Homes Builders and L.M.W., P. C. Engineering - Architecture - Surveying - Landscape Design (L.M.W., P.C.) will be responsible for all design, construction, permitting, and inspection activities. Showcase Homes Builders will provide project management, and supervision, and will perform the work utilizing both its own resources and through subcontractors. L.M.W., P.C. will be the design manager for the project and will be responsible to produce the design and deliver to Showcase Homes Builders construction-ready documents. L.M.W., P.C. will also provide complete Construction Inspection (CI) services during the construction.

B. Experience of Developer

Showcase Home Builders has completed numerous projects of similar size and complexity within the last ten (10) years.

Showcase Home Builders will be the project manager and will secure the financing, legal and engineering/surveying services necessary for the competition of the project. Roger Woody will be the project manager in his capacity as owner of Showcase Home Builders. Mr. Woody has managed multimillion-dollar development projects throughout the Town of Christiansburg and the New River Valley. There projects are similar to this proposed project of size and complexity. Roger Woody has been in development projects for 20 years.

All legal representation and/or necessary documents will be prepared by Mr. Bill Cruey. Mr. Cruey has been practicing law in the State of Virginia for 43 years. Upon acceptance of the conceptual proposal by the Town of Christiansburg the detailed design will be accomplished by L.M.W., P.C. Engineering - Architecture - Surveying - Landscape Design 102 Albemarle Avenue, S. E. Roanoke, Virginia 24013 (540) 345-0675 Fax (540) 342-4456. L.M.W., P. C. has been in business for eighteen (18) years and has provided similar designs for projects both for the private and public sector. Projects of similar size, scope, and complexity are as follows:

- Kroger Store R-391 Valley Gateway / Challenger Avenue Roanoke County, Virginia, 25-acre site, new store and fuel center.

- Shaffer's Crossing Storm Sewer / City of Roanoke

- Lincoln Terrace Public Housing Infrastructure / Roanoke Redevelopment and Housing Authority

- Oak Tree Townhouses Sections 1, 2, 3, and 7, 8, 9, and 10 / Showcase Home Builders

Once the design is complete and the project has been reviewed and approved by the Town and all necessary permits, local and state obtained, the project will be put out for public bids. The criteria of the selection of the contractor will be based on the lowest bid from a responsive and responsible contractor, appropriately licensed in the State of Virginia to engage in this type of construction. The contractor will be required to provide both performance and payment bonds for the project to ensure its completion within a timely fashion. The contractor will also be required to provide a one (1) year warranty for both materials and workmanship to indemnify both the Town and the developer from future claims.

C. Individual Experience

To ensure consistency in the information received by the Town from the developer all correspondence and questions should be directed in writing to Mr. Roger Woody, Showcase Home Builders 144 Oak Tree Boulevard Christiansburg, Virginia; (540) 382-5885, Fax (540) 382-5451.

As project leader and construction manager, Showcase Home Builders will act as the organizational umbrella, bringing together the resources, and providing the Town of Christiansburg with a single point of responsibility. Showcase Home Builder's will utilize their collective experiences in the development and construction arena along with L.M.W., P.C.'s working experiences with other local governmental agencies to maintain a seamless transition from project initiation through design, construction and completion. The project members experience will help facilitate our establishment of a team-oriented organization that functions as a private entity partner to the Town of Christiansburg. This will enable on-going project plan review by the Town of Christiansburg allowing parties the ability to address and resolve concerns or issues.

To ensure that all answers to any questions are answered appropriately all questions should be in a written format and answers shall be returned to the Town in a written format.

D. Financial Statement

Not Available.

E. Conflict of Interest

At this time it is not anticipated that any persons in the private entity would be obligated to disqualify themselves from participation in any transaction arising from or in connection to this project pursuant of the Virginia State and Local Government Conflict of Interest Act Chapter 31 of Title 2.2.

F. Past Experience

The contractor selected for this project will be selected by an open and public bid. Bids shall be accepted from only contractors who meet the minimum qualifications with regard to responsiveness and responsibleness with regard to the project. No contractor currently on the disbarred list for the State of Virginia will be allowed to submit a bid on this project. Each contractor submitting a bid will be required to submit a Bid Bond and a statement of their qualifications including financial responsibilities.

3.0 PROJECT CHARACTERISTICS

A. Description of Project

The proposed project is a 10' x 24' aluminum box (arch) culvert under Independence Boulevard. The anticipated length is 90' +/-. This will also include rebuilding Independence Boulevard and the relocation of a publicly owned waterline. Other utilities, which may be affected, are underground electric, telephone and gas. The project and its affected area are all within the corporate limits of the Town of Christiansburg. The proposed project is to provide adequate capacity for a one hundred (100) year storm to pass under Independence Boulevard without adversely affecting homes in the Cameo Court Area. It is also anticipated that this project will have favorable environmental impacts on the downstream and upstream open channels and water quality.

The stream is an unnamed perennial tributary of Crab Creek. The project activities being proposed will alleviate the various impacts that are associated with the existing stream including, but not limited to, degraded aquatic habitat, flooding, channel and bank erosion, and sedimentation. Upper Crab Creek is currently listed as impaired water according to the 2008 Water Quality 305(b)/303(d) Integrated Report for not supporting aquatic life and recreation. The listed impairments consist of *Escherichia coli* (E. coli) and benthic macro-invertebrates.

See conceptual drawing in Appendix A.

B. Work performed by the Town of Christiansburg

It is not anticipated that any work by the Town or public entity will be required other than coordination of the utility relocations necessary to install the proposed aluminum box culvert.

C. Required Permits and Approvals

It appears that only local permitting and approval will be required for construction of the project.

Coordination with the Department of Conservation and Recreation (DCR) will be required, but no permit should be required other than the normal erosion and sediment control permitting required by DCR.

D. Adverse Effects

The stream in question is a jurisdictional waterway, which is regulated by the Department of Environmental Quality (DEQ), but since the proposed length of the enclosure of the stream is 90' and that the stream is already enclosed no permitting should be required only coordination with the DEQ.

There are no anticipated adverse social affects to the proposed project.

There are no anticipated adverse economic impacts by the project to the local economy.

Adverse environmental impacts will be minor during the construction phase with short-term noise, dust, erosion, and construction activities. The long-term environmental impacts will be positive by allowing a more natural stream crossing at Independence Boulevard.

Short-term adverse social impacts may be felt by local resident due to the closure of the road, construction, noise, and dust and possible erosion and other activities normal to construction.

E. Projected Positive Impacts

Project positive impacts:

- Enhanced visual quality of the crossing,
- Ascetically pleasing crossing into the current recreation area.
- Natural stream crossing
- Enhanced crossing capacity

Projective positive economic impacts:

- Threat of water damage to adjacent property and/or homes is mitigated

Projective positive environmental impacts:

- Natural stream bottom of the crossing under Independence Boulevard allows for natural vegetation and/or wild life and the control of streams natural identify.

- Ability to pass large storm flows

- Less erosion and sediment deposited

F. Proposed Schedule

The construction phase of the project will be sixty (60) days from notice to proceed to the point of substantial completion. An additional thirty (30) days will be afforded to the contractor to allow for the final completion and resolution of punch list items. A more complete and concise project schedule is located in Appendix B.

G. Allocation of Risk and Liability

The contract with the proposed contractor will have a stipulation of time for completion with a damage clause for the contractor if he is not complete within the designated agreed to time of completion.

The contractor shall carry all statutory insurances and shall provide a performance and payment bond for the project. By contract the contractor shall provide a one (1) year warranty for all materials and workmanship within the project. Both the project developer and the Town of Christiansburg will be indemnified by the insurances and bonds required of the contractor for this project.

H. Ownership

It is the developer's assumption that the Town will take ownership of the project at the time of final completion and acceptance by the Town that the project is built and/or constructed in accordance with the approved plans and specifications. At this point the developer would transfer all legal ownership including maintenance to the Town of Christiansburg, and the contractor warranties and/or bonds would also be transferred to the Town of Christiansburg.

I. Project Schedule

There is no proposed phasing or partial openings of the project.

J. Standards

The applicable standards for design will be to pass a 100-year storm under Independence Boulevard with no adverse affect on any existing structures upstream and/or downstream of the crossing. The project shall meet all the Town of Christiansburg's applicable developmental standards and criteria. Other governing criteria will be by the Department of Conservation and Recreation (DCR), the Virginia Department of Transportation (VDOT), and the Department of Environmental Quality (DEQ).

K. Assumptions

Everything previously stated, there are no additional assumptions necessary (financial, physical, or regulatory) to make this project successful.

L. Contingencies

The contractor is carrying a monetary contingency into the project for unforeseen physical conditions, which may adversely affect the construction cost of the project. No other contingencies are anticipated that would be necessary for the successful completion of this project.

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5.0 PROPOSED BENEFIT AND COMPATIBILITY

A. Anticipated Benefits

The proposed project will restore the natural streambed under Independence Boulevard.

The reconstruction of the stream crossing will reduce the Town's maintenance cost of the grass cutting and the long term maintenance and infrastructure costs of the existing culvert pipes.

There are numerous environmental benefits that will be derived from the project including the restoration of degraded aquatic habitat; prevention of upstream flooding, and bottom stabilization reducing the amount of sediment to the stream and Crab Creek. In addition, the proposed work should assist the Town with meeting its obligations for the Total Maximum Daily Load requirements for Upper Crab Creek which is currently listed as an impaired waterway according to the 2008 Water Quality 305(b)/303(d) Integrated Report for not supporting aquatic life and recreation. The listed impairments consist of *Escherichia coli* (E. coli) and benthic macro-invertebrates. The Commonwealth of Virginia also benefits from the proposed project by helping meet its water quality goals and obligations under the Clean Water Act.

B. Anticipated Public Support and/or Opposition

It is anticipated that both the local government and public will support the proposed project due to its aesthetic and environmentally friendly construction and life cycle. Short-term public opposition and government opposition may be encountered due to the financing arrangement.

C. Strategies for Public Evolvement

Governmental agencies will be involved and affected due to the regulatory, approval, and permitting process of the project. The Town of Christiansburg being the end owner and user of the project will be heavily involved in the

approval and permitting process. The general public will be involved during the construction phase due to the open nature of the bidding and construction. The public will be involved due to the required notices for the project and through the general bidding process necessary to obtain contractors etc.

D. Critical Nature of Project

This project will facilitate and spur economic development both existing and new within the drainage area above the crossing at Independence Boulevard. This crossing will allow businesses and developments to develop more economically and with less regulatory stipulations. From a regional aspect this project will enhance clean water within the Crab Creek drainage area and therefore make the Town of Christiansburg more environmentally friendly for those industries and businesses wanting this type of environment.

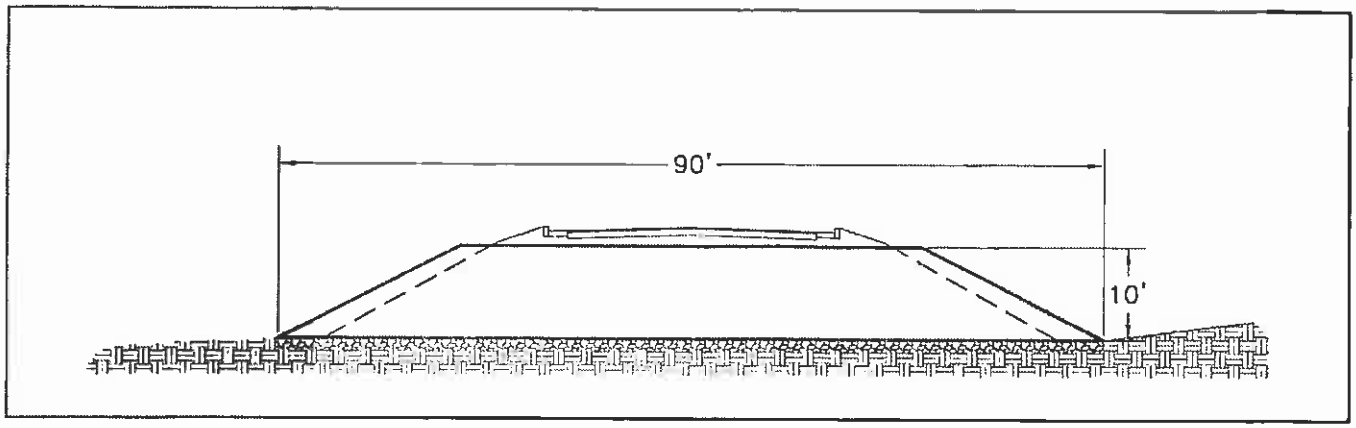
E. Compatibility with the Town of Christiansburg Planning and Budgetary Goals

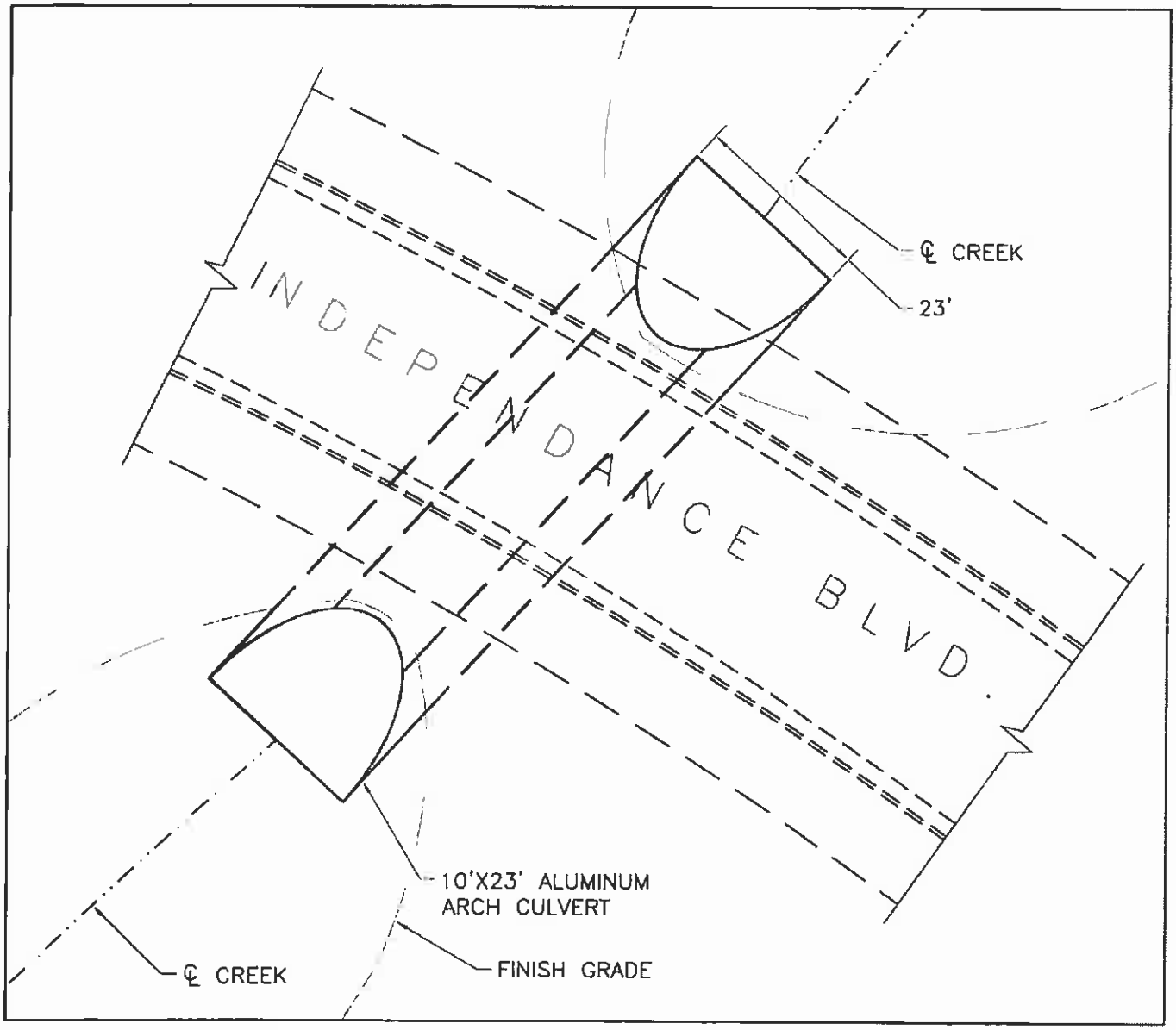
The Towns comprehensive plan, the required infrastructure development plans, the capital improvements budget, and the Towns general spending plan for this type of work are predicator on a greener community. This project allows for the natural stream crossing under Independence Boulevard, which meet the subjected for the planning and developmental programs in the Crab Creek drainage area.

F. Inclusion of Disadvantage Businesses

With an understanding that this project will be ultimately financed by tax payer dollars it is incumbent on the developer to encourage minority owned businesses, women owned businesses, and small business enterprises to be a part of this project. Within the construction documents, each general contractor will be required to advertise and make consideration for incorporation and inclusiveness of these business enterprises.

APPENDIX A





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Designed By	DRM
Drawn By	MCP
Commission No	3013B
Drawing	3013B
Date	11/01/10
Scale	1" = 20'

ALUMINUM ARCH BOX CULVERT
LION'S GATE
CHRISTIANSBURG, VIRGINIA

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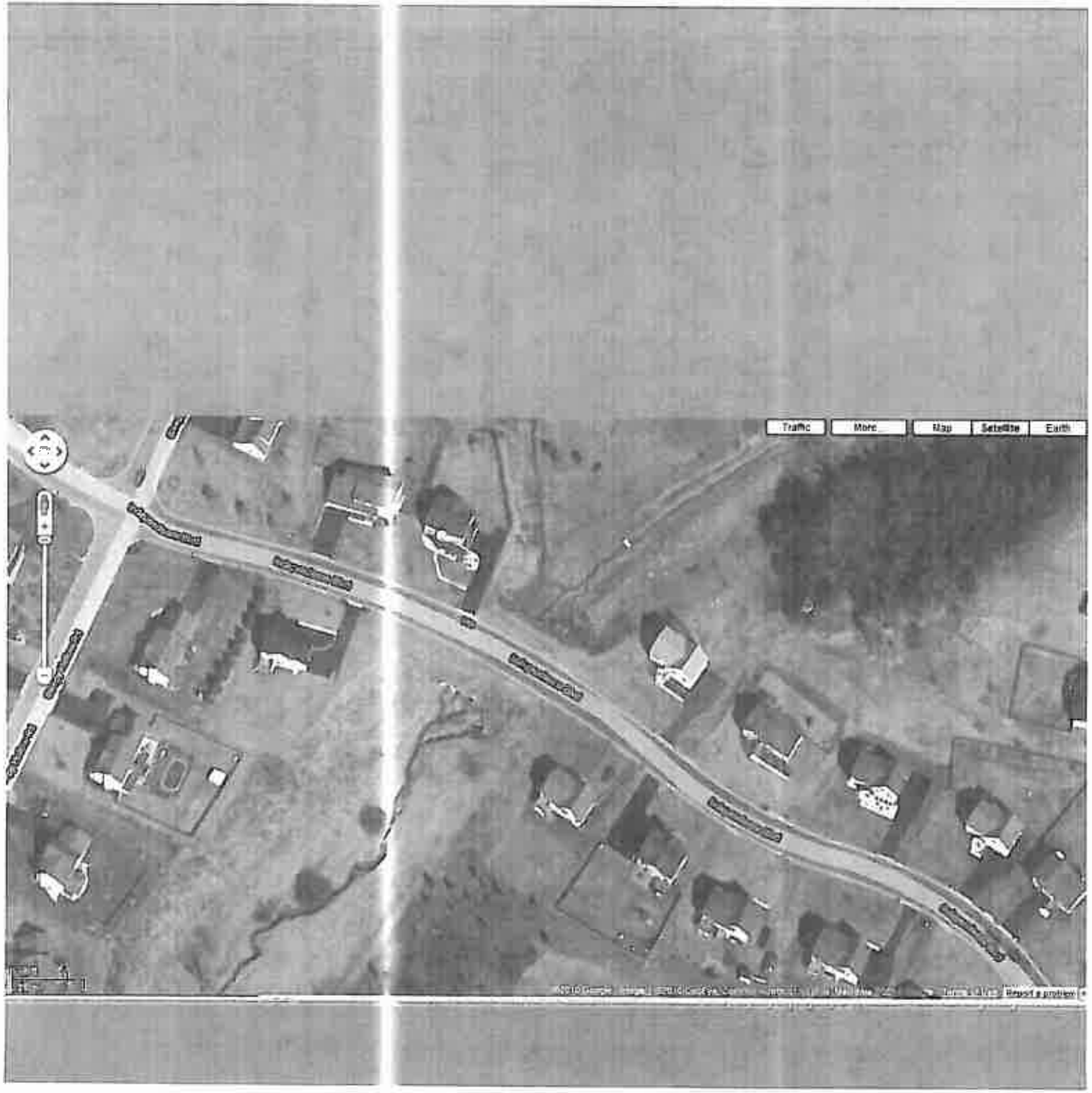
Traffic
More...
Map
Satellite
Earth

APPENDIX B

SCHEDULE

Final Design	August 1, 2011 – August 31, 2011
Regulatory Approvals	September 1, 2011 – September 30, 2011
Bid Phase	October 1, 2011 – October 31, 2011
Award Bids	November 1, 2011
Begin Construction	November 5, 2011
Project Completion	January 5, 2012

APPENDIX C (Intentionally Left Blank)