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3-15-14

Gloria Sitton

From: Jackie Henderson
Sent: Friday, March 14, 2014 3:36 PM
To: Gloria Sitton
Subject: FW: ODBC

From: Joanna Anderson
Sent: Friday, March 14, 2014 3:35 PM
To: City Council
Cc: Rashad Young; Mark Jinks; Jerome Fletcher; Faroll Hamer; James Banks; Karl Moritz; Jackie Henderson
Subject: RE: ODBC

Dear Mr. Mayor, Madam Vice-Mayor, and Members of the City Council:

We understand that you received correspondence from Mr. Frank Putzu regarding the Text Amendment that is on the consent agenda for tomorrow's public hearing. We wanted to let you know that it appears Mr. Putzu may be confused about the purpose of this text amendment. The modifications provision is a long standing provision in the zoning ordinance that allows applicants to make all necessary requests in one application rather than having to go to two different boards to have their requests processed. This provision has always been interpreted to allow modification requests with both Site Plan applications and Special Use Permit applications, and the BZA confirmed this interpretation in 2010 with the appeal brought by the neighbors of Hammond School. The purpose of the current text amendment is simply to put this interpretation into the code in an effort to bring transparency to the process. Mr. Putzu's concern appears to revolve around when the work being done is significant enough to require a Site Plan and this text amendment has no effect on that at all. We believe this text amendment is simply a clarification of the code that we were asked to do after the BZA upheld the Director's decision in 2010 (which was delayed by the litigation on the protest petition provision). If you have questions regarding this matter I will be available at the hearing tomorrow to address them.

Thank you.

Joanna

Joanna C. Anderson
Assistant City Attorney
301 King Street, Suite 1300
Alexandria, VA 22314
703.746.3750

Jackie Henderson

From: Allison Silberberg
Sent: Friday, March 14, 2014 12:30 PM
To: Frank and Sandi Putzu
Cc: Jackie Henderson; Mark McHugh
Subject: Re: Text Amendment #2014-0001

Thank you, Frank, for your thoughtful note and helpful points. I am inquiring now about the info on the site.

My best, Allison

Allison Silberberg
Vice Mayor of Alexandria
allison.silberberg@alexandriava.gov
cell: 571-319-9948

On Mar 14, 2014, at 12:00 PM, Frank and Sandi Putzu <sputzu@verizon.net> wrote:

Dear Mayor and City Council members:

I am writing to request a postponement of the vote on the proposal to amend Section 11-416 of the Zoning Ordinance, or alternatively suggesting language changes. Text Amendment #2014-0001 apparently is on the March 15 docket, but the website does not have any docket information posted yet (which may be just a glitch). The staff report accompanying the proposed text amendment states that it will be on the docket, so I am assuming that it will be. The proposal states that the new ordinance would allow City Council to modify the minimum regulations of the zoning ordinance as part of a Special Use Permit, and change the minimum landscaping requirements. The staff report states that the change was the result of the BZA hearing on the Hammond turf field matter. For the reasons below, recommend that the proposed amendment be returned for further study, or the modifications suggested below be adopted.

While the examples the staff cites in its report at pages 3 and 4 are very small in scale and generally unobjectionable, the Hammond turf field matter is a case of a significant site change where the actual results were more troublesome. Construction of the turf field at Hammond was a major change to the site. During the debate, the community noted that there were significant water management problems at Hammond since the renovation in the early 2000s and strongly recommended that 11-416 be followed in full to understand the site and its implications to the community before moving ahead with construction. The city, however, chose the less rigorous process. Because the city required merely a grading plan, those water management problems were not identified until after construction began. The results were disastrous.

Below is an email chain with facilities personnel at ACPS on the matter. What was supposed to be a \$1.6 million project became at least a \$2.25 million project, delayed by several months because (according to ACPS) of serious water management problems and gas line issues. In that instance, according to ACPS, a redesign was required. Following Section 11-416 as it exists would have greatly increased the probability of identifying these problems beforehand and potentially saved the city hundreds of thousands of dollars (not to mention the inevitable legal disputes with contractors). Section 11-416 exists for very good planning and policy reason, and it is important to understand the site on projects of significance.

In addition, the proposed amendment effectively nullifies Section 11-416. Simply put, there will no longer be a need to modify zoning regulations for a site plan, provided the applicant seeks an SUP. The standards would be much more lax. For the small scale examples cited in the report, that is generally unobjectionable. However, under the proposed language, ANY modification of the zoning regulations applicable to a site plan can be done via SUP, regardless of scale. As we saw with the turf field at Hammond, that can lead to fiscal and planning disaster. It is more important to get it right than get it fast.

In light of the above, as substantiated by the below email chain, the proposed changes to 11-416 should be tabled until staff (working with the community) can better define the scale of projects that can take advantage of the proposed procedure. For example, Section 11-415 references "minor modifications," which would be an appropriate qualifier for the proposed amendment and would capture the type of actions noted in the staff report. In this regard, the special exception process (in lieu of a variance) under Section 11-1300 may be instructive. As put in the BZA form, "DEFINITION OF SPECIAL EXCEPTION: A special exception is a request for a minor adjustment to the requirements of the zoning ordinance where, owing to special conditions of the property, the exception is necessary and desirable and would not adversely affect adjacent property owners." Special exceptions has been a generally successful process because it captures the type of minor changes that may be appropriate for minor changes, while preserving the more rigorous variance standard for more significant projects.

Similarly, the change to 11-416 can be successful provided that the proposed language in the text amendment for 11-416(A)(1) say "or the requirements of Section 11-410(CC) for minor modifications of the zoning regulations" and in Section 11-416(D) state "Notwithstanding the above provisions, a minor modification under this section 11-416 . . ." That language captures the cases noted in the staff report while preserving the city's ability to apply more rigorous process to projects of significance.

Please let me know if you have any question or comments.

r/Frank Putzu

1423 Juliana Place

Alexandria, VA 22304

703-201-1702

----- Forwarded Message -----

From: William E. Finn <william.finn@acps.k12.va.us>

To: Frank and Sandi Putzu <sputzu@verizon.net>
Cc: Mort Sherman <morton.sherman@acps.k12.va.us>; Rashad Young <Rashad.Young@alexandriava.gov>; James Spengler <James.Spengler@alexandriava.gov>; Ron Kagawa <Ron.Kagawa@alexandriava.gov>; Tammy Ignacio <tignacio@acps.k12.va.us>; monika szczepaniec <monika.szczepaniec@acps.k12.va.us>; Steve Colantuoni <scolantu@acps.k12.va.us>
Sent: Friday, February 15, 2013 12:21 PM
Subject: Re: Hammond construction project underway

Frank,

We are close to wrapping up the project and have the final costs. They are:

Engineering Services: **\$312,215**

Construction: **\$1,911,223**

I believe this was the information you requested...again, I would caution using these amounts as a direct correlation of costs for other turf field projects. The costs could be different based upon the site work required by the specific location as well as the features/size of our turf field in comparison to what may be/or not be in other projects.

R/ Bill

William E. (Bill) Finn, PE
Director, Educational Facilities
Alexandria City Public Schools (ACPS)
(703) 461-4168

From: "Frank and Sandi Putzu" <sputzu@verizon.net>
To: "William E. Finn" <william.finn@acps.k12.va.us>
Cc: "Mort Sherman" <morton.sherman@acps.k12.va.us>, "Rashad Young" <Rashad.Young@alexandriava.gov>, "James Spengler" <James.Spengler@alexandriava.gov>, "Ron Kagawa" <Ron.Kagawa@alexandriava.gov>, "Tammy Ignacio" <tignacio@acps.k12.va.us>, "monika szczepaniec" <monika.szczepaniec@acps.k12.va.us>, "Steve Colantuoni" <scolantu@acps.k12.va.us>, meisenho@acps.k12.va.us, "Shanna Austin" <Shanna.Austin@alexandriava.gov>, "Patricia Escher" <Patricia.Escher@alexandriava.gov>, "James Spengler" <James.Spengler@alexandriava.gov>, Rmh-amh@comcast.net, WHD@episcopalhighschool.org, "brian grenadier" <brian.grenadier@alexandriava.gov>, mccarthy3912@aol.com, carterflemming@gmail.com, rkhobson@comcast.net, usna62@verizon.net, rhobson@mcguirewoodsemeritus.com, "jack sullivan9" <jack.sullivan9@verizon.net>, jlepanto@seminaryhillassn.org, jlepanto@bostonpacific.com, jvfischer@comcast.net, lylpat@verizon.net, plidy@verizon.net, hunts1@ix.netcom.com, fulton-oleary@verizon.net, nrjennings@comcast.net, albetcha@comcast.net, fullertonlaw@aol.com, nursemarysmac@comcast.net, richarjk@verizon.net, jlnott@comcast.net, dosthomp@comcast.net, mcurry@ngs.org, "ron sanluis" <ron_sanluis@netdconsulting.com>, csbr@verizon.net, "Shanna Austin" <Shanna.Austin@alexandriava.gov>, "gerard joseph" <gerard_joseph@bah.com>

Sent: Saturday, January 26, 2013 12:10:31 PM

Subject: Re: Hammond construction project underway

Mr. Finn -- Again, thank you for your response. We are just trying to clear up whether there has been any changes to the planned use the city told the Planning Commission and BZA. A recent passage in the Gazette suggested that the focus would be on adult and regional activities (in addition to normal FCH use). This is sensitive topic for us

because the "cell phone" soccer leagues would play at Hammond, especially on Sundays. About 200-250 spectators would show up, there were food trucks and amplification systems. We would have to go through the neighborhood when they were done collecting and disposing empty beer bottles and cans, trash bags, etc. The city told us there was nothing they could do about it except to tell us to call the police. The police told us that there was nothing they could do about it since there was nothing criminal going on. So we just had to live with it, and no one is looking forward to a repeat.

I also appreciate your offer to inform us of the final total costs of design and construction when the punchlist is complete in two or so weeks. We look forward to receiving it.

r/Frank Putzu

From: William E. Finn <william.finn@acps.k12.va.us>

To: Frank and Sandi Putzu <sputzu@verizon.net>

Cc: Mort Sherman <morton.sherman@acps.k12.va.us>; Rashad Young <Rashad.Young@alexandriava.gov>; James Spengler <James.Spengler@alexandriava.gov>; Ron Kagawa <Ron.Kagawa@alexandriava.gov>; Tammy Ignacio <tignacio@acps.k12.va.us>; monika szczepaniec <monika.szczepaniec@acps.k12.va.us>; Steve Colantuoni <scolantu@acps.k12.va.us>

Sent: Friday, January 25, 2013 10:07 AM

Subject: Re: Hammond construction project underway

Frank,

I have confirmed that the primary purpose and therefore, use of the field, is for the physical education and after school sports of FC Hammond Middle School students. However, it will also be used by Recreation, Parks & Cultural Activities and Alexandria City Public Schools sponsored programs (on a not to interfere basis with FCH students) including physical education programs for T.C. Williams, Power-Up recreation programs, City of Alexandria youth and adult sports leagues and summer camps/clinics. Each of these programs requires an on-site staff or coach to supervise the team(s). This use, although limited since there is no lighting, is consistent with programming identified in Development Special Use Permit application #2010-0079 reviewed before the City Planning Commission and City Council and is consistent with the City/Schools Facilities Maintenance and Use Agreement.

In addition, the director of RPCA also provided some additional specifics on the use of the field as part of the City Planning Commission approval process in June 2011 for the Development Special Use Permit as follows:

- Hammond Physical Education classes, *supervised by Alexandria City Public School staff*
 - T.C. Williams Sports practices, *supervised by Alexandria City Public School staff*
 - Hammond Intramural Sports, *supervised by Alexandria City Public School staff*
 - Power-up Program (out-of-school time), *supervised by Recreation Department staff*
 - Summer Camps, *supervised by the Recreation Department Class Section staff*
 - Summer Sports Clinics, *supervised by Recreation Department Sports staff*
 - RPCA-sponsored Youth and Adult Sports Leagues, including:
 - Adult Soccer League, *supervised by Recreation Department Sports Division staff*

- Adult Flag Football League, *supervised by Recreation Department Sports Division staff*
- Alexandria Soccer Association (ASA), *supervised by ASA staff*
- Alexandria Titans Football practice, *supervised by Recreation Department Sports Division staff*
- Alexandria Lacrosse Club, *supervised by Club staff*

We are wrapping up the final punchlist on the field project and when I know all issues have been resolved (I expect this within the next couple of weeks), I will provide you with the overall costs (design and construction). As I believe Monika has mentioned to you in the past, these costs cannot be directly related to other artificial turf field projects since the necessary site work preparations for installation of artificial turf is different due to the existing conditions of the particular location and there may be other features included in future projects that were not part of this one or vice versa.

R/ Bill

William E. (Bill) Finn, PE
 Director, Educational Facilities
 Alexandria City Public Schools (ACPS)
 (703) 461-4168

From: Frank and Sandi Putzu <sputzu@verizon.net>
 Date: January 20, 2013, 5:55:02 PM EST
 To: "William E. Finn" <william.finn@acps.k12.va.us>
 Cc: Sherman Mort <morton.sherman@acps.k12.va.us>, Ignacio Tammy <tignacio@acps.k12.va.us>, Eisenhour Mark <meisenho@acps.k12.va.us>, Kagawa Ron <ron.kagawa@alexandriava.gov>, Szczepaniec Monika <monika.szczepaniec@acps.k12.va.us>, "Shanna.Austin@alexandriava.gov" <Shanna.Austin@alexandriava.gov>, Pat Escher <Patricia.Escher@alexandriava.gov>, James Spengler <James.Spengler@alexandriava.gov>, Ann Henshaw <Rmh-amh@comcast.net>, Boota de Butts <WHD@episcopalhighschool.org>, Brian Grenadier <brian.grenadier@alexandriava.gov>, Bruce McCarthy <mccarthy3912@aol.com>, Carter Flemming <carterflemming@gmail.com>, "Dick \\\(home\\) Hobson" <rkhobson@comcast.net>, Dick Hayes <usna62@verizon.net>, Dick Hobson <rhobson@mcguirewoodsemeritus.com>, Jack Sullivan <jack.sullivan9@verizon.net>, Joanne Lepanto <jlepanto@seminaryhillassn.org>, Joanne Lepanto <jlepanto@bostonpacific.com>, Joe Fischer <jvfischer@comcast.net>, Lillian Patterson <lylpat@verizon.net>, Pat Lidy <plidy@verizon.net>, Richard Hunt <hunts1@ix.netcom.com>, Tom and Jeanne fulton-oleary <fulton-oleary@verizon.net>, Nancy Jennings <nrjennings@comcast.net>, "Bruce & Patty Forshay ; Charles T. Alexander <albetcha@comcast.net>" <pforshay7889@verizon.net>, "\" fullertonlaw@aol.com \\\(home\\) Hobson" <fullertonlaw@aol.com>, "J. Randolph MacPherson" <nursemarysmac@comcast.net>, Jim Richardson <richarjk@verizon.net>, John Nottingham <jlnott@comcast.net>, Linda Thompson <dosthomp@comcast.net>, Michael Curry <mcurry@ngs.org>, Ron Sanluis <ron_sanluis@netdconsulting.com>, Suzanne B Richardson <csbr@verizon.net>, Shanna Austin <Shanna.Austin@alexandriava.gov>, Ron Kagawa <ron.kagawa@alexandriava.gov>, " gerard_joseph@bah.com " <gerard_joseph@bah.com>
 Subject: Re: Hammond construction project underway
 Reply-To: Frank and Sandi Putzu <sputzu@verizon.net>

Mr. Finn -- Thank you for your prompt response. I am very sorry to hear about Monika. She has been very helpful

and informative, and we hope that this is a short term emergency leave.

To be clear, it appears you are saying that ACPS will not know the total cost to design and construct the field and track until it completes the final release with the contractor. When do you expect that? I am not sure how that matters -- it cost what it cost, whether borne by ACPS, city or contractor. How it is allocated amongst the three is less important than what was required to design and construct, and the total cost. The city has similar projects coming up and it is important for the public to understand what is needed and how much it costs.

Also, I appreciate your referral to RPCA for use of the field. This was before your time, but ACPS told the Planning Commission, BZA and the Alexandria Circuit Court that use of the field was within the sole control of ACPS because ACPS "owned and controlled" the field, not RPCA. That was an important issue since ACPS was able to take advantage of provisions in the Zoning Ordinance that enables ACPS to take advantage of height regulations that would be unavailable if the field were really controlled by RPCA. Please let us know if that was incorrect. In any case, we were just trying to clear up who the field is intended for during non-school uses.

Finally, I was at Hammond today with my son using the track, and someone has already broken the fence to get to the field. At the the south end (near Pickett going toward Seminary Valley), someone removed the bolts, and used what was probably a crowbar to bend the supporting rod enough for a person to walk onto the field. Hopefully, it can be fixed but it may need to be replaced.

r/Frank Putzu

From: William E. Finn <william.finn@acps.k12.va.us>
To: Frank and Sandi Putzu <sputzu@verizon.net>
Cc: Sherman Mort <morton.sherman@acps.k12.va.us>; Ignacio Tammy <tignacio@acps.k12.va.us>; Eisenhour Mark <meisenho@acps.k12.va.us>; Kagawa Ron <ron.kagawa@alexandriava.gov>; Szczepaniec Monika <monika.szczepaniec@acps.k12.va.us>
Sent: Sunday, January 20, 2013 5:15 PM
Subject: Re: Hammond construction project underway

Frank,

Monika is on emergency leave at the moment. FYI, we have not completed the final release with the contractor...minor punch list remaining. Therefore, no final actual cost is available at this time.

Also, you need to discuss use of the field with the appropriate City RPCA staff. Not an ACPS facilities decision on how the field will be used.

The Jan allocation is simply ACPS receiving the rest of the FY13 allocation of funds in the CIP.

R/ Bill Finn
Director, ACPS Educational Facilities

On Jan 20, 2013, at 4:25 PM, Frank and Sandi Putzu < sputzu@verizon.net > wrote:

Monika -- I am following up on your email below offering to inform us of the overall costs of the new field and track at Hammond after completion of the project. On December 21, 2012, the city held a ceremony to open the new field and track at Hammond, and we remain interested in the overall costs. What was the overall cost for the field and track, including consulting services during the preliminary design phase through today? Please include costs for both the city and ACPS. We understand that the city takes the position that the contractor's insurance company is responsible for some of the cost overruns, but please include the amounts and reasons for those costs .

We noticed that ACPS is requesting \$103,991 for stormwater management at the site in connection with the January 2013 ACPS capital allocations.

This information is important to us as the city and/or ACPS as the city moves forward with similar projects (such as at Jefferson Houston). In light of the proposed Stormwater/Sewage plans, it would at least appear that every major project may be impacted in light of what we learned during the Hammond field construction. I know of other efforts to put in synthetic turf where water management became the important issue and the primary cost-driver.

One other question: in the announcement opening the field, the city said that the new field would be used for adult athletic activities, including regional soccer. During the discussions, more than one city official said that the field would be dedicated to youth sports (in addition to school use by Hammond). Please confirm that the field remains dedicated to youth sports during non-school

hours.

We look forward to hearing from you. r/Frank

From: Monika Szczepaniec <monika.szczepaniec@acps.k12.va.us>
To: Frank and Sandi Putzu <sputzu@verizon.net>
Cc: Mark Eisenhour <meisenho@acps.k12.va.us>; Tammy Ignacio <tignacio@acps.k12.va.us>; Pat Escher <Patricia.Escher@alexandriava.gov>; James Spengler <James.Spengler@alexandriava.gov>; Morton Sherman <morton.sherman@acps.k12.va.us>; Ann Henshaw <Rmh-amh@comcast.net>; Boota de Butts <WHD@episcopalhighschool.org>; Brian Grenadier <brian.grenadier@alexandriava.gov>; Bruce McCarthy <mccarthy3912@aol.com>; Carter Flemming <carterflemming@gmail.com>; Dick (home) Hobson <rkobson@comcast.net>; Dick Hayes <usna62@verizon.net>; Dick Hobson <rhobson@mcguirewoodsemeritus.com>; Jack Sullivan <jack.sullivan9@verizon.net>; Joanne Lepanto <jlepanto@seminaryhillassn.org>; Joanne Lepanto <jlepanto@bostonpacific.com>; Joe Fischer <jvfischer@comcast.net>; Lillian Patterson <lylpat@verizon.net>; Pat Lidy <plidy@verizon.net>; Richard Hunt <hunts1@ix.netcom.com>; Tom and Jeanne fulton-oleary <fulton-oleary@verizon.net>; Nancy Jennings <nriennings@comcast.net>; Bruce & Patty Forshay <pforshay7889@verizon.net>; Charles T. Alexander <albetcha@comcast.net>; fullertonlaw@aol.com ; J. Randolph MacPherson <nursemarysmac@comcast.net>; Jim Richardson <richarjk@verizon.net>; John Nottingham <jlnott@comcast.net>; Linda Thompson <dosthomp@comcast.net>; Michael Curry <mcurry@ngs.org>; Ron Sanluis <ron_sanluis@netdconsulting.com>; Suzanne B Richardson <csbr@verizon.net>; Shanna Austin <Shanna.Austin@alexandriava.gov>; Ron Kagawa <ron.kagawa@alexandriava.gov>; Joseph Gerard [USA] <gerard_joseph@bah.com>; William E. Finn <william.finn@acps.k12.va.us>
Sent: Tuesday, September 11, 2012 3:58 PM
Subject: Re: Hammond construction project underway

Afternoon!

Thank you for Your continued interest in this project.

I will be able to provide you with the overall cost of the Francis C. Hammond Artificial Turf Field Project when the project is completed.

Please be mindful, however, that the final cost will also include expenditures associated with the stormwater management (SWM) for the entire site, not only the field. Therefore, if you are looking for a "typical" budget for an Artificial Turf Field, these costs are very dependent upon the site and any unique design parameters such as storm drainage, soil types, etc. This particular project was impacted by our investment in the extensive stormwater system design.

Please do not hesitate to contact me should you have additional questions.

Monika Szczepanec

Educational Facilities: Planning, Design and Construction Office
Alexandria City Public Schools
4701 Seminary Road, Alexandria, VA 22304
Email: monika.szczepanec@acps.k12.va.us
Office: 703.461.4168
Fax: 703.370.7704

From: "Frank and Sandi Putzu" <sputzu@verizon.net>
To: "Monika Szczepanec" <monika.szczepanec@acps.k12.va.us>
Cc: "Mark Eisenhour" <meisenho@acps.k12.va.us>, "Tammy Ignacio" <tignacio@acps.k12.va.us>, "Pat Escher" <Patricia.Escher@alexandriava.gov>, "James Spengler" <James.Spengler@alexandriava.gov>, "Morton Sherman" <morton.sherman@acps.k12.va.us>, "Ann Henshaw" <Rmh-amh@comcast.net>, "Boota de Butts" <WHD@episcopalhighschool.org>, "Brian Grenadier" <brian.grenadier@alexandriava.gov>, "Bruce McCarthy" <mccarthy3912@aol.com>, "Carter Flemming" <carterflemming@gmail.com>, "Dick (home) Hobson" <rkobson@comcast.net>, "Dick Hayes" <usna62@verizon.net>, "Dick Hobson" <rhobson@mcguirewoodsemeritus.com>, "Jack Sullivan" <jack.sullivan9@verizon.net>, "Joanne Lepanto" <jlepanto@seminaryhillassn.org>, "Joanne Lepanto" <jlepanto@bostonpacific.com>, "Joe Fischer" <jvfischer@comcast.net>, "Lillian Patterson" <lylpat@verizon.net>, "Pat Lidy" <plidy@verizon.net>, "Richard Hunt" <hunts1@ix.netcom.com>, "Tom and Jeanne fulton-oleary" <fulton-oleary@verizon.net>, "Nancy Jennings" <nrijennings@comcast.net>, "Bruce & Patty Forshay" <pforshay7889@verizon.net>, "Charles T. Alexander" <albetcha@comcast.net>, "fullertonlaw@aol.com", "J. Randolph MacPherson" <nursemarysmac@comcast.net>, "Jim Richardson" <richarjk@verizon.net>, "John Nottingham" <j1nott@comcast.net>, "Linda Thompson" <dosthomp@comcast.net>, "Michael Curry" <mcurry@ngs.org>, "Ron Sanluis" <ron_sanluis@netdconsulting.com>, "Suzanne B Richardson" <csbr@verizon.net>, "Shanna Austin" <Shanna.Austin@alexandriava.gov>, "Ron Kagawa" <ron.kagawa@alexandriava.gov>, "Joseph Gerard [USA]" <gerard_joseph@bah.com>, "William E. Finn" <william.finn@acps.k12.va.us>
Sent: Wednesday, September 5, 2012 8:21:23 AM
Subject: Re: Hammond construction project underway

Thank you for your prompt response. It is reassuring that that tax dollars will not be needed to pay for the overruns.

As you know, the water issues at Hammond are significant and the city and/or school are building or planning to build other turf fields, so it is important to understand what the technical issues and real final costs are (or expected to be), regardless of who ultimately pays. We understand that the ACPS appropriated about \$1.9 million in January 2012 (with funding from different years) for the field and track.

What is the expected "final" number to construct the field and track, including the delays and

differing site conditions you note below? What is coming out of the following pots of money:

1. ACPS funds;
2. City of Alexandria funds, including RPCA;
3. Insurer's agreed upon responsibility (In this regard, we understand that any agreement may not be finalized, but we are trying to understand how much liability in terms of dollars the city believes contractor and/or insurer is responsible for); and
4. Additional Consultants costs to address the differing site conditions.

We regret that the field and track are not open for the beginning of the school year, and appreciate the explanation of why. We are trying to understand just how much a turf field really costs considering there are several others being considered. r/Frank Putzu

From: Monika Szczepaniec <monika.szczepaniec@acps.k12.va.us>
To: Frank and Sandi Putzu <sputzu@verizon.net>
Cc: Mark Eisenhour <meisenho@acps.k12.va.us>; Tammy Ignacio <tignacio@acps.k12.va.us>; Pat Escher <Patricia.Escher@alexandriava.gov>; James Spengler <James.Spengler@alexandriava.gov>; Morton Sherman <morton.sherman@acps.k12.va.us>; Ann Henshaw <Rmh-amh@comcast.net>; Boota de Butts <WHD@episcopalhighschool.org>; Brian Grenadier <brian.grenadier@alexandriava.gov>; Bruce McCarthy <mccarthy3912@aol.com>; Carter Flemming <carterflemming@gmail.com>; Dick (home) Hobson <rkobson@comcast.net>; Dick Hayes <usna62@verizon.net>; Dick Hobson <rhobson@mcguirewoodsemeritus.com>; Jack Sullivan <jack.sullivan9@verizon.net>; Joanne Lepanto <jlepanto@seminaryhillassn.org>; Joanne Lepanto <jlepanto@bostonpacific.com>; Joe Fischer <jvfischer@comcast.net>; Lillian Patterson <lylpat@verizon.net>; Pat Lidy <plidy@verizon.net>; Richard Hunt <hunts1@ix.netcom.com>; Tom and Jeanne fulton-oleary <fulton-oleary@verizon.net>; Nancy Jennings <nrjennings@comcast.net>; Bruce & Patty Forshay <pforshay7889@verizon.net>; Charles T. Alexander <albetcha@comcast.net>; fullertonlaw@aol.com ; J. Randolph MacPherson <nursemarysmac@comcast.net>; Jim Richardson <richarjk@verizon.net>; John Nottingham <jlnott@comcast.net>; Linda Thompson <dosthomp@comcast.net>; Michael Curry <mcurry@ngs.org>; Ron Sanluis <ron_sanluis@netdconsulting.com>; Suzanne B Richardson <csbr@verizon.net>; Shanna Austin <Shanna.Austin@alexandriava.gov>; Ron Kagawa <ron.kagawa@alexandriava.gov>; Joseph Gerard [USA] <gerard_joseph@bah.com>; William E. Finn <william.finn@acps.k12.va.us>
Sent: Friday, August 31, 2012 1:06 PM
Subject: Re: Hammond construction project underway

Good Afternoon!

The expenditures associated with the below outlined modifications are covered by the design team's insurance company therefore ACPS will not be impacted by any additional costs associated with the re-designs on Seminary Road or N Pegram Street.

Please let me know if you have any other questions.

Have a wonderful weekend!

Monika Szczepaniec

Educational Facilities: Planning, Design and Construction Office
Alexandria City Public Schools
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From: "Frank and Sandi Putzu" <sputzu@verizon.net>
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Cc: "Mark Eisenhour" <meisenho@acps.k12.va.us>, "Tammy Ignacio" <tignacio@acps.k12.va.us>, "Pat Escher" <Patricia.Escher@alexandriava.gov>, "James Spengler" <James.Spengler@alexandriava.gov>, "Morton Sherman" <morton.sherman@acps.k12.va.us>, "Ann Henshaw" <Rmh-amh@comcast.net>, "Boota de Butts" <WHD@episcopalhighschool.org>, "Brian Grenadier" <brian.grenadier@alexandriava.gov>, "Bruce McCarthy" <mccarthy3912@aol.com>, "Carter Flemming" <carterflemming@gmail.com>, "Dick (home) Hobson" <rkhobson@comcast.net>, "Dick Hayes" <usna62@verizon.net>, "Dick Hobson" <rhobson@mcguirewoodsemeritus.com>, "Jack Sullivan" <jack.sullivan9@verizon.net>, "Joanne Lepanto" <jlepanto@seminaryhillassn.org>, "Joanne Lepanto" <jlepanto@bostonpacific.com>, "Joe Fischer" <jvfischer@comcast.net>, "Lillian Patterson" <lylpat@verizon.net>, "Pat Lidy" <plidy@verizon.net>, "Richard Hunt" <hunts1@ix.netcom.com>, "Tom and Jeanne fulton-oleary" <fulton-oleary@verizon.net>, "Nancy Jennings" <nrijennings@comcast.net>, "Bruce & Patty Forshay" <pforshay7889@verizon.net>, "Charles T. Alexander" <albetcha@comcast.net>, "fullertonlaw@aol.com", "J. Randolph MacPherson" <nursemarysmac@comcast.net>, "Jim Richardson" <richarjk@verizon.net>, "John Nottingham" <jl.nott@comcast.net>, "Linda Thompson" <dosthomp@comcast.net>, "Michael Curry" <mcurry@ngs.org>, "Ron Sanluis" <ron_sanluis@netdconsulting.com>, "Suzanne B Richardson" <csbr@verizon.net>, "Shanna Austin" <Shanna.Austin@alexandriava.gov>, "Ron Kagawa" <ron.kagawa@alexandriava.gov>, "Joseph Gerard [USA]" <gerard_joseph@bah.com>, "William E. Finn" <william.finn@acps.k12.va.us>
Sent: Thursday, August 30, 2012 6:46:44 PM

Subject: Re: Hammond construction project underway

Thank you, Monika. The delay and redesign are regrettable. We are looking forward to the new field and especially the track.

In January 2012, the School Board noted that the cost to complete for the project as about \$1.9 million and funded the contract accordingly. In light of the redesign, delay and differing site conditions you note, what is the overall cost estimate for this project? How will the School Board and/or the City fund the gap between the \$1.9 million appropriated and the new amount?

For reference, attached please find the budget documents the School Board approved in January 2012. r/Frank Putzu

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Sent: Monday, August 27, 2012 8:41 AM
Subject: Re: Hammond construction project underway

Good Morning,

In early June, SCM (Contractor) identified what they believed was a discrepancy in the elevation of the outlet structure in Seminary Road that our proposed system was going to use. Our design team immediately engaged City's TES staff to discuss solution options. Due to the number of utilities in the vicinity (water and gas line) on North Pickett Street and schedule concerns, the final solution to this elevation issue included adding an infiltration structure at the NE corner of the site. The design team confirmed that the soils onsite could infiltrate at the rate allowed by State standards and then proceeded with submitting the proposed changes for TES staff approval. In late July/early August, it was discovered that the Peagram Street stormwater crossing tie in to the sandfilter at the lower parking lot conflicted with the current water line location. We are currently in the process of collaborating with the City on re-design options.

Please do let me know if you have any additional questions.

Monika Szczepanec

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Sent: Tuesday, August 21, 2012 6:49:17 PM
Subject: Re: Hammond construction project underway

Thank you for your prompt and informative response. Which utilities caused the problem -- electric or water management, and what was the problem? As you know, there were significant concerns regarding water management at the site. r/Frank Putzu

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Sent: Tuesday, August 21, 2012 5:28 PM
Subject: Re: Hammond construction project underway

Good Afternoon!

Thank you for your email.

Due to underground utility conflicts that required redesign, the project schedule for the Hammond Middle Schools' field replacement has been delayed. It is now anticipated that the overall project, and use of the new field, will be delayed until it is completed in November. However, the contractor will have progressed far enough to reopen the sidewalks by the beginning of school on September 4th. ACPS will work closely with the contractor to ensure

that we do all that is possible to expedite this project, including continuing work on Saturdays.

On behalf of the Educational Facilities office, I would like to apologize for any inconvenience this schedule adjustment might cause our students and the community. Again, I would like to assure you that we will do all we can to complete this project as fast as possible without compromising safety or quality.

Monika Szczepaniec

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>

Sent: Sunday, August 19, 2012 9:31:06 PM

Subject: Re: Hammond construction project underway

Monika -- What is the status of the field construction at Hammond? Some folks have been asking about it since the original schedule had the field and track open for the school year, and it at least appears that a great deal of work needs to be done. r/Frank Putzu

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Sent: Tuesday, June 26, 2012 9:24 AM
Subject: Re: Hammond construction project underway

Good Morning All,

Please see below some additional answers to the questions that were raised at our last community meeting. The city staff is working to respond to the remainder of the questions and I will share them with You as soon as I received them.

T&ES Questions:

1. Is there high water table issue with the southwestern portion of the property in the area of the proposed field and BMP?

We are not aware of any high water table issues with this project.

2. Is the current BMP not working? How will the new BMP improve this situation?

The current BMP is not functioning at its full potential. But, more importantly, the new field and circulation required relocation of the BMP. The new BMPs will function better and serve a larger area.

3. The MOT plan calls for closing off a section of the sidewalk along Seminary Road during the BMP portion of construction. Has T&ES reviewed and approved the MOT Plan? If so, have there been any provisions made to ensure the safety of the pedestrians who are now going to be forced to cross Seminary Road?

The limits of the closures shown in the grading plan are the ultimate limits for the project. T&ES does not permit sidewalk closures for the duration of a project- we work with the contractors to limit it to those times where the area is needed for construction. At all other times the area must be kept clear for pedestrian access. T&ES permits are required for any closures or work in the right of way, and our Construction Management & Inspection Staff is diligent about maintaining pedestrian access to the greatest extent possible during a project. Please do not hesitate to contact me should you have any questions.

Monika Szczepaniec

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