



City of Buena Vista

Invitation for Bids

for Construction:

Town Square Seating Plaza and Screen Wall

IFB # 2025-04-001

Issue Date: April 9, 2025

Issuing Dept:

Department of Community Development

ATTN: Tom Roberts

2039 Sycamore Avenue

Buena Vista VA 24416

Bid Responses Due:

2:00 PM EST on April 29, 2025

1. PURPOSE: The purpose of this Invitation for Bids (IFB) is to solicit sealed bids for construction of certain features in the Town Square public park located in Buena Vista, Virginia.
2. BACKGROUND: The Town Square is a public gathering space in downtown Buena Vista, Virginia. The project has been built in phases, and the pavilion and stage structure have been built by volunteer timber framers. The scope of this project is to complete construction but building a paved plaza at the southeast corner of the site. The source of funding is City general funds and designated donations.
3. SCOPE OF WORK
 - 3.1. The scope of work for this IFB is the following:
 - 3.1.1. At the southeast corner of the site, construct a paved seating plaza with seat wall, footer for tourism "LOVE" sign, and associated electrical, per plan documents.
 - 3.1.2. At the northwest corner of the site, construct footers and posts for a screen wall at the northwest corner of the site, per plan documents.
 - 3.1.3. On the bathroom building at the northwest corner of the site, apply brick wainscot facing. There are no plan documents for this.
 - 3.2. Construction documents prepared by Kimley Horn and dated 3/25/2024 are provided with this IFB in electronic form. Bidders are responsible for printing hard copies of plans, if desired. The documents address the entire site; most of the work has been completed.
 - 3.2.1. The applicable pages of the plan set are listed below.
 - 3.2.1.1. G-101 General Notes
 - 3.2.1.2. DE-200-201 Demolition & E&S
 - 3.2.1.3. LS-300 Site Improvements Plan
 - 3.2.1.4. LG-400 Layout and Grading
 - 3.2.1.5. L-600-601 Site Details
 - 3.2.1.6. E-000-100 Legend, Schedules, Details, Specifications, Site Plan (Electric)
 - 3.3. Southeast corner seating plaza and adjacent items:
 - 3.3.1. When the existing raised planting bed at the southeast corner is demolished, the concrete retaining wall blocks shall be salvaged and stacked to the side for City staff to pick up and move off site.
 - 3.3.2. This site was previously occupied by a late 19th-century brick building. When it was demolished in the 1960's much of the rubble and debris was buried in the basement on site, resulting in a significant amount of brick and other construction material close to the surface under the grass. If large boulders or cut stones are discovered

during excavation, they are to be set aside for City staff to pick up and move off site for potential reuse.

3.3.3. The water spigot and electrical conduit to the southeast corner of the site were installed earlier; exact locations must be field-verified and may differ somewhat from plans.

3.3.4. Brick pavers used on plaza shall match the brick pavers used on the adjacent sidewalk to the greatest extent possible.

3.3.5. Brick used on the side of the seat wall shall be “Jefferson Wade Tudor”.

3.3.6. The concrete footer for the “LOVE” sign is shown on the plan set as a curved footer just outside (toward the intersection) of the seat wall. The plans do not provide dimensions. The footer should conform to this curve, directly abut the footer of the seat wall, and be 24” wide. The City is open to reviewing these specifications based on field conditions.

3.3.7. Actual plantings (as shown on LP-400) at the southeast corner of the site are excluded from this scope of work and will be performed by others.

3.4. Northwest corner screen wall posts:

3.4.1. The location of the screen wall is not shown clearly on the plans (LS-300). The screen wall will be located along the edge of the sidewalk and extend generally from the back corner of the adjacent building westward to within about five feet of the property boundary. Exact dimensions to be confirmed in the field.

3.4.2. The existing sidewalk extends to the northern property line. Therefore, the existing sidewalk will need to be cut where necessary to pour footers as shown in detail section on sheet L-601.

3.4.3. At this time the scope is to install footers and posts only. Panels between posts will be installed later by others.

3.5. Northwest corner bathroom wainscot brickwork:

3.5.1. Brick shall match the plaza seat wall and be “Jefferson Wade Tudor”.

3.6. Substantial completion is 8 weeks following Notice to Proceed, and Final Completion is 12 weeks following Notice to Proceed.

4. BID PREPARATION AND SUBMISSION INSTRUCTIONS

4.1. All bids must be complete and include Attachment C, Bid Form. The bids shall include the price for the overall cost to furnish all materials and perform all labor necessary to complete the specified project.

4.2. Submission Guidance

4.2.1. One (1) paper copy of the bid must be received before 2:00 p.m. on Tuesday, April 29th 2025, by the City's Department of Community Development at 2039 Sycamore Avenue, Buena Vista, Virginia 24416. All bids should be clearly marked and mailed sufficiently in advance to be received by the deadline. The City is not responsible for the delays in the delivery of the mail by the U.S. Postal Service or private couriers. It is the sole responsibility of the bidder to ensure its bid reaches the Department of Community Development by the designated date and time. Bids received after the deadline will not be considered. Bidders may also submit bids electronically by sending their submission to procurement@bvcity.org by the deadline communicated above. Any electronic submissions received after the deadline will not be considered.

4.2.2. Please address submissions, and any questions, to:

Tom Roberts
Director of Community Development
2039 Sycamore Avenue
Buena Vista, Virginia 24416
troberts@bvcity.org

4.3. Bids should be prepared simply and economically providing a straightforward, concise description of materials and labor to satisfy the requirements of the IFB at a cost the City deems fair and reasonable.

4.4. Ownership of all data, material, and documentation originated and prepared for the City of Buena Vista pursuant to this IFB shall belong exclusively to the City, and be subject to public inspection in accordance with the Virginia Freedom of Information Act. Trade secrets or proprietary information submitted by a bidder shall not be subject to public disclosure under the Virginia Freedom of Information Act. To prevent disclosure, the bidder must invoke the protections of Section 11-52D of the Code of Virginia, in writing, either before or at the time the data or other materials is submitted. The written request must specifically identify the data or other materials to be protected and state the reasons why protection is necessary. The proprietary or trade secret material submitted must be identified by some distinct method such as highlighting or underlining, and must indicate only the specific words, figures, or paragraphs that constitute trade secret or proprietary information. The classification of an entire bid document, line item prices, and/or total bid prices as proprietary or trade secrets is not acceptable and may result in rejection of the bid.

5. GENERAL TERMS AND CONDITIONS: The terms and conditions herein are negotiable. Bidders may submit requested changes to these terms and conditions in their bid. The City will consider changes that address specific concerns to gain an agreement that is fair and reasonable to interested parties.
 - 5.1. DISQUALIFICATION: The City may, at its option, disqualify a bidder and reject their bid for cause. Reasons deemed to be sufficient for this action shall include, but not be limited to, the following:
 - 5.1.1. Evidence of collusion among bidders.
 - 5.1.2. Receipt of more than one bid on any project from an individual, or from a corporation. This restriction does not apply to subcontractors.
 - 5.1.3. Default on any previous agreement.
 - 5.1.4. For unreasonable failure to complete a previous agreement within the specified time or for being in arrears on an existing agreement without reasonable cause for being in arrears.
 - 5.1.5. Inability to perform as revealed by an investigation of the bidder's financial statement, experience, and/or plant and equipment.
 - 5.1.6. Contractor does not meet service-specific requirements.
 - 5.2. IFB AWARD NOTICE/AGREEMENT: Each bid is received with the understanding that the acceptance in writing by the City of the bidder to furnish any or all of the goods and/or services described therein, shall constitute an Agreement, upon Notice of Award, between the bidder and the City, which shall bind the bidder to furnish and deliver the goods and/or services quoted for all goods and/or services specified and delivered on the regularly submitted invoices.
 - 5.3. WITHDRAWAL OF BIDS: Bidder has the right to request withdrawal of their bids from consideration due to error by giving notice not later than two (2) business days after the bids are publicly opened. Work papers showing evidence of error(s) may be required. Bids may be withdrawn any time prior to the bid opening. Withdrawal of bids may be accomplished by submitting such request in writing on the issuing company's letterhead in person, electronically (email), or by certified mail.
 - 5.4. ADDENDA: Should vendor have any questions or desire clarification, they must contact the Director of Community Development, Thomas Roberts, at troberts@bvcity.org prior to 5:00 PM on April 22 2025. If the City determines the need, all responses will be issued in writing in the form of an Addendum, to be posted on the City website and copied to all known potential bidders, if identified. If issued, addenda to this solicitation will be posted on the City website: www.buenavistava.org. It is the bidder's responsibility to

check the City website prior to the submittal deadline to ensure that the bidder has a complete, up-to-date package. The bidder certifies by signing the Bid Form that it has acknowledged all issued Addenda published by the City.

- 5.5. **GOVERNING DOCUMENT:** The solicitation document maintained by the Department of Community development, in the bid file, shall be considered the official copy. In the case of any inconsistency between bid documents submitted to the City, but not clearly listed as an exception, the language of the official solicitation shall prevail. Furthermore, any exception or change to the specifications made by the bidder may be cause to disqualify your bid.
- 5.6. **NEGOTIATION:** Unless canceled or rejected, a responsive bid from the lowest responsible bidder shall be accepted as submitted; except that if the bid from the lowest responsible bidder exceeds available funds, the City may negotiate with the apparent low bidder to obtain an Agreement price within the available funds.
- 5.7. **CORRECTIONS:** All prices and notations should be in ink or typewritten. Mistakes may be crossed out and corrections made in ink and must be initialed and dated by the person signing the bid.
- 5.8. **USE OF BRAND NAMES:** The use of the name of a manufacturer, brand, make or catalog designation in specifying an item shall restrict bidders to the manufacturer, brand, make or catalog designation identified, unless qualified by the provision "or equal." If qualified by the provision "or equal" the Brand Names are used simply to indicate the character, quality and/or performance equivalence of the goods and/or services desired. The goods and/or services on which bids are submitted must be of such character, quality and/or performance equivalence that it will serve as that specified. In submitting bids on goods and/or services other than as specified, bidder shall furnish complete data and identification with respect to the alternate goods and/or services that they propose to furnish. It shall be in the City's sole judgment if a substitute product offered is an approved equal and acceptable.
- 5.9. **SILENCE OF SPECIFICATIONS:** The apparent silence of these specifications and any supplemental specifications as to any detail or the omission from the specifications of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail and correct type, size and design are to be used. All interpretations of these specifications shall be made on the basis of this statement.
- 5.10. **APPLICABLE LAWS AND COURTS:** This solicitation and any resulting contract shall be governed in all respects by the laws of the Commonwealth of Virginia, without regard to its choice of law provisions, and any litigation with respect thereto shall be brought in the circuit courts of the City. The City and the contractor are encouraged to resolve any

issues in controversy arising from the award of the contract or any contractual dispute using Alternative Dispute Resolution (ADR) procedures (*Code of Virginia*, § 2.2-4366). ADR procedures are described in Chapter 9 of the Commonwealth of Virginia Vendors Manual. The contractor shall comply with all applicable federal, state and local laws, rules and regulations.

- 5.11. ANTI-DISCRIMINATION: By submitting their bid, bidders certify to the City that they will conform to the provisions of the Federal Civil Rights Act of 1964, as amended, as well as the Virginia Fair Employment Contracting Act of 1975, as amended, where applicable, the Virginians With Disabilities Act, the Americans With Disabilities Act and § 2.2-4311 of the Virginia Public Procurement Act (VPPA). If the award is made to a faith-based organization, the organization shall not discriminate against any recipient of goods, services, or disbursements made pursuant to the contract on the basis of the recipient's religion, religious belief, refusal to participate in a religious practice, or on the basis of race, age, color, gender sexual orientation, gender identity, or national origin and shall be subject to the same rules as other organizations that contract with public bodies to account for the use of the funds provided; however, if the faith-based organization segregates public funds into separate accounts, only the accounts and programs funded with public funds shall be subject to audit by the public body. (*Code of Virginia*, § 2.2-4343.1E). In every contract over \$10,000 the provisions in (i) and (ii) below apply:

5.11.1. During the performance of this contract, the contractor agrees as follows:

- 5.11.1.1. The contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- 5.11.1.2. The contractor, in all solicitations or advertisements for employees placed by or on behalf of the contractor, will state that such contractor is an equal opportunity employer.
- 5.11.1.3. 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 section.

- 5.11.1.4. If the contractor employs more than five employees, the contractor shall post the contractor's sexual harassment policy in (a) a conspicuous public place in each building located in the Commonwealth that the contractor owns or leases for business purposes and (b) the contractor's employee handbook.
 - 5.11.1.5. The requirements of these provisions 1. and 2. are a material part of the contract. If the Contractor violates one of these provisions, the City may terminate the affected part of this contract for breach, or at its option, the whole contract. Violation of one of these provisions may also result in debarment from City contracting regardless of whether the specific contract is terminated.
 - 5.11.1.6. In accordance with Executive Order 61 (2017), a prohibition on discrimination by the contractor, in its employment practices, subcontracting practices, and delivery of goods or services, on the basis of race, sex, color, national origin, religion, sexual orientation, gender identity, age, political affiliation, disability, or veteran status, is hereby incorporated in this contract.
- 5.11.2. The contractor will include the provisions of 1. above in every subcontract or purchase order over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.
- 5.12. ETHICS IN PUBLIC CONTRACTING: By submitting their bid, bidders certify that their bid is made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other bidder, supplier, manufacturer or subcontractor in connection with their bid, and that they have not conferred on any public employee having official responsibility for this 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 was exchanged.
- 5.13. IMMIGRATION REFORM AND CONTROL ACT OF 1986: Applicable for all contracts over \$10,000: By entering into a written contract with the City, the contractor certifies that the contractor does not, and shall not during the performance of the contract 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.
- 5.14. DEBARMENT STATUS: By participating in this procurement, the vendor certifies that they are not currently debarred by the Commonwealth of Virginia or the City from submitting a response for the type of goods and/or services covered by this solicitation.

Vendor further certifies that they are not debarred from filling any order or accepting any resulting order, or that they are an agent of any person or entity that is currently debarred by the Commonwealth of Virginia or the City. If a vendor is created or used for the purpose of circumventing a debarment decision against another vendor, the non-debarred vendor will be debarred for the same time period as the debarred vendor.

- 5.15. MANDATORY USE OF CITY FORM AND TERMS AND CONDITIONS FOR IFBs: Bidders must submit Attachment C, Bid Form. Failure to submit a bid on the official City form may be a cause for rejection of the bid. Modification of, or additions to the General Terms and Conditions of the solicitation including the bid form may be cause for rejection of the bid; however, the City reserves the right to decide, on a case by case basis, in its sole discretion, whether to reject such a bid.
- 5.16. CLARIFICATION OF TERMS: If any prospective bidder has questions about the specifications or other solicitation documents, the prospective bidder should contact the City representative whose name appears on the face of the solicitation no later than ten (10) working days before the due date. Any revisions to the solicitation will be made only by addendum issued by the City.
- 5.17. PRECEDENCE OF TERMS: The following General Terms and Conditions APPLICABLE LAWS AND COURTS, ANTI-DISCRIMINATION, ETHICS IN PUBLIC CONTRACTING, IMMIGRATION REFORM AND CONTROL ACT OF 1986, DEBARMENT STATUS, ANTITRUST, MANDATORY USE OF CITY FORM AND TERMS AND CONDITIONS, CLARIFICATION OF TERMS, PAYMENT shall apply in all instances. In the event there is a conflict between any of the other General Terms and Conditions and any Special Terms and Conditions in this solicitation, the Special Terms and Conditions shall apply.
- 5.18. QUALIFICATIONS OF BIDDERS: The City may make such reasonable investigations as deemed proper and necessary to determine the ability of the offeror to perform the services/furnish the goods and the bidder shall furnish to the City all such information and data for this purpose as may be requested. The City reserves the right to inspect bidder's physical facilities prior to award to satisfy questions regarding the bidder's capabilities. The City further reserves the right to reject any bid if the evidence submitted by, or investigations of, such bidder fails to satisfy the City that such bidder is properly qualified to carry out the obligations of the contract and to provide the services and/or furnish the goods contemplated therein.
- 5.19. TESTING AND INSPECTION: The City reserves the right to conduct any test/inspection it may deem advisable to assure goods and services conform to the specifications.
- 5.20. ASSIGNMENT OF CONTRACT: A contract shall not be assignable by the contractor in whole or in part without the written consent of the City.

5.21. CHANGES TO THE CONTRACT: Changes can be made to the contract in any of the following ways:

5.21.1. The parties may agree in writing to modify the terms, conditions, or scope of the contract. Any additional goods or services to be provided shall be of a sort that is ancillary to the contract goods or services, or within the same broad product or service categories as were included in the contract award. Any increase or decrease in the price of the contract resulting from such modification shall be agreed to by the parties as a part of their written agreement to modify the scope of the contract.

5.21.2. The City may order changes within the general scope of the contract at any time by written notice to the contractor. Changes within the scope of the contract include, but are not limited to, things such as services to be performed, the method of packing or shipment, and the place of delivery or installation. The contractor shall comply with the notice upon receipt, unless the contractor intends to claim an adjustment to compensation, schedule, or other contractual impact that would be caused by complying with such notice, in which case the contractor shall, in writing, promptly notify the City of the adjustment to be sought, and before proceeding to comply with the notice, shall await the City's written decision affirming, modifying, or revoking the prior written notice. If the City decides to issue a notice that requires an adjustment to compensation, the contractor shall be compensated for any additional costs incurred as the result of such order and shall give the City a credit for any savings. Said compensation shall be determined by one of the following methods:

5.21.2.1. By mutual agreement between the parties in writing; or

5.21.2.2. By agreeing upon a unit price or using a unit price set forth in the contract, if the work to be done can be expressed in units, and the contractor accounts for the number of units of work performed, subject to the City's right to audit the contractor's records and/or to determine the correct number of units independently; or

5.21.2.3. By ordering the contractor to proceed with the work and keep a record of all costs incurred and savings realized. A markup for overhead and profit may be allowed if provided by the contract. The same markup shall be used for determining a decrease in price as the result of savings realized. The contractor shall present the City with all vouchers and records of expenses incurred and savings realized. The City shall have the right to audit the records of the contractor as it deems necessary to determine costs or

savings. Any claim for an adjustment in price under this provision must be asserted by written notice to the City within thirty (30) days from the date of receipt of the written order from the City. If the parties fail to agree on an amount of adjustment, the question of an increase or decrease in the contract price or time for performance shall be resolved in accordance with the procedures for resolving disputes provided by the Disputes Clause of this contract. Neither the existence of a claim nor a dispute resolution process, litigation or any other provision of this contract shall excuse the contractor from promptly complying with the changes ordered by the City or with the performance of the contract generally.

5.22. DEFAULT: In case of failure to deliver goods or services in accordance with the contract terms and conditions, the City may terminate this agreement after verbal or written notice without penalty. Upon termination the City may procure the goods or services contracted for from other sources and hold the contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies which the City may have.

5.23. INSURANCE: By signing and submitting a bid or proposal under this solicitation, the bidder or offeror certifies that if awarded the contract, it will have the following insurance coverage at the time the contract is awarded. For construction contracts, if any subcontractors are involved, the subcontractor will have workers' compensation insurance in accordance with §§ 2.2-4332 and 65.2-800 et seq. of the *Code of Virginia*. The bidder or offeror further certifies that the contractor and any subcontractors will maintain these insurance coverages during the entire term of the contract and that all coverages will be provided by companies authorized to sell insurance in Virginia by the Virginia State Corporation Commission.

5.23.1. MINIMUM INSURANCE COVERAGES AND LIMITS:

5.23.1.1. Workers' Compensation - Statutory requirements and benefits. Coverage is compulsory for employers of three or more employees, to include the employer. Contractors who fail to notify the City of increases in the number of employees that change their workers' compensation requirements under the *Code of Virginia* during the course of the contract shall be in noncompliance with the contract.

5.23.1.2. Employer's Liability - \$100,000.

5.23.1.3. Commercial General Liability - \$1,000,000 per occurrence and \$2,000,000 in the aggregate. Commercial General Liability is to include bodily injury and property damage, personal injury and advertising injury, products and

completed operations coverage. The City shall be added as an additional insured to the policy by an endorsement.

5.23.1.4. Automobile Liability - \$1,000,000 combined single limit. (Required only if a motor vehicle not owned by the City is to be used in the contract. Contractor must assure that the required coverage is maintained by the Contractor (or third-party owner of such motor vehicle).

5.24. ANNOUNCEMENT OF AWARD: Upon the award or the announcement of the decision to award a contract as a result of this solicitation, the issuing department will publicly post such notice in a visible location at City Hall and/or on eVA (eva.virginia.gov) for a minimum of 10 days.

5.25. DRUG-FREE WORKPLACE: Applicable for all contracts over \$10,000:

5.25.1. During the performance of this contract, the contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the contractor'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 the contractor that the contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

5.25.2. For the purposes of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor, the employees of whom 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 contract.

5.26. NONDISCRIMINATION OF CONTRACTORS: A bidder, offeror, or contractor shall not be discriminated against in the solicitation or award of this contract because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, faith-based organizational status, any other basis prohibited by state law relating to discrimination in employment or because the bidder or offeror employs ex-offenders unless the state agency, department or institution has made a written determination that employing ex-offenders on the specific contract is not in its best interest. If the award of this contract is made to a faith-based organization and an individual, who

applies for or receives goods, services, or disbursements provided pursuant to this contract objects to the religious character of the faith-based organization from which the individual receives or would receive the goods, services, or disbursements, the public body shall offer the individual, within a reasonable period of time after the date of his objection, access to equivalent goods, services, or disbursements from an alternative provider.

- 5.27. BID PRICE CURRENCY: Unless stated otherwise in the solicitation, bidders/offers shall state bid/offer prices in US dollars.
- 5.28. AUTHORIZATION TO CONDUCT BUSINESS IN THE COMMONWEALTH: A contractor organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the *Code of Virginia* or as otherwise required by law. Any business entity described above that enters into a contract with a public body pursuant to the Virginia Public Procurement Act shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the contract. A public body may void any contract with a business entity if the business entity fails to remain in compliance with the provisions of this section.
- 5.29. CIVILITY IN CITY WORKPLACES: The contractor shall take all reasonable steps to ensure that no individual, while performing work on behalf of the contractor or any subcontractor in connection with this agreement (each, a "Contract Worker"), shall engage in 1) harassment (including sexual harassment), bullying, cyber-bullying, or threatening or violent conduct, or 2) discriminatory behavior on the basis of race, sex, color, national origin, religious belief, sexual orientation, gender identity or expression, age, political affiliation, veteran status, or disability.
- 5.29.1. The contractor shall provide each Contract Worker with a copy of this Section and will require Contract Workers to participate in applicable training on civility in the City's workplace if contractor's (and any subcontractor's) regular mandatory training programs do not already encompass equivalent or greater expectations. Upon request, the contractor shall provide documentation that each Contract Worker has received such training.
- 5.29.2. For purposes of this Section, "City workplace" includes any location, permanent or temporary, where a City employee performs any work-related duty or is representing his or her agency, as well as surrounding perimeters, parking lots,

outside meeting locations, and means of travel to and from these locations. Communications are deemed to occur in a City workplace if the Contract Worker reasonably should know that the phone number, email, or other method of communication is associated with a City workplace or is associated with a person who is a City employee.

5.29.3. The City may require, at its sole discretion, the removal and replacement of any Contract Worker who the City reasonably believes to have violated this Section. This Section creates obligations solely on the part of the contractor. Employees or other third parties may benefit incidentally from this Section and from training materials or other communications distributed on this topic, but the Parties to this agreement intend this Section to be enforceable solely by the City and not by employees or other third parties.

5.30. CONTRACT EXTENSIONS: In the event that the original term and all renewals of this contract expire prior to the award for a new contract for similar goods and/or services, the City may, with written consent of the Contractor, extend this contract for such a period as may be necessary to afford the City continuous supply of the identified goods and/or services.

6. SPECIAL TERMS AND CONDITIONS

6.1. AUDIT: The contractor shall retain all books, records, and other documents relative to this contract for five (5) years after final payment, or until audited by the City, whichever is sooner. The Department of Community Development, its authorized agents, and/or the City's auditors shall have full access to and the right to examine any of said materials during said period.

6.2. AWARD: An award will be made to the lowest responsive and responsible bidder. Evaluation will be based on net prices. Unit prices, extensions and grand total must be shown. In case of arithmetic errors, the unit price will govern. If cash discount for prompt payment is offered, it must be clearly shown in the space provided. Discounts for prompt payment will not be considered in making awards. The City reserves the right to reject any and all bids in whole or in part, to waive any informality, and to delete items prior to making an award.

6.3. CANCELLATION OF CONTRACT: The City reserves the right to cancel and terminate any resulting contract, in part or in whole, without penalty, upon 30 days written notice to the contractor. In the event the initial contract period is for more than 12 months, the resulting contract may also be terminated by the contractor, without penalty, after the initial 12 months of the contract period upon 30 days written notice to the other party. Any contract cancellation notice shall not relieve the contractor of the obligation to

deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

- 6.4. BID ACCEPTANCE PERIOD: Any bid in response to this solicitation shall be valid for sixty (60) days. At the end of the days the bid may be withdrawn at the written request of the bidder. If the bid is not withdrawn at that time it remains in effect until an award is made or the solicitation is canceled.
- 6.5. RENEWAL OF CONTRACT: This contract may be renewed by the City upon written agreement of both parties for one, 1-year period, following the initial contract period, at a reasonable time (approximately 30 days) prior to the expiration of the active contract.
- 6.6. INDEMNIFICATION: Contractor agrees to indemnify the City, its officers, agents, and employees for any loss, liability, cost, or reasonable settlement cost incurred as a result of any claims, damages and actions of any kind or nature, whether at law or in equity, arising from or caused by the use of any materials, goods, or equipment of any kind or nature furnished by the contractor/any services of any kind or nature furnished by the contractor, provided that such liability is not attributable to the negligence of the City or its agents or employees.
- 6.7. STATE CORPORATION COMMISSION FORM: Required of all bidders pursuant to Title 13.1 or Title 50 of the *Code of Virginia* or as otherwise required by law. See Attachment B.
7. METHOD OF PAYMENT: It is the Contractor's responsibility to submit invoices for completed work directly to the City's Department of Community Development, 2039 Sycamore Avenue, Buena Vista, Virginia, 22416. Invoices for work must be submitted within thirty (30) calendar days of monthly services rendered to ensure timely payment by City check and accurate City budgeting.

ATTACHMENT A

ACKNOWLEDGMENT AND CERTIFICATION

_____ (“Company”) is providing services to the City of Buena Vista (“The City”) as a vendor, supplier, contractor, or professional services provider or is operating or managing the operations of a vendor, supplier, contractor or professional service provider.

If any portion hereof is held invalid, the balance of the document shall, notwithstanding, continue in full legal force and effect.

In signing this Acknowledgment and Certification, the person signing on behalf of the Company hereby acknowledges that he/she has read this entire document, that he/she understands its terms, and that he/she not only has the authority to sign the document on behalf of the Company, but has signed it knowingly and voluntarily.

Date: _____

Company: _____

By: _____

Printed Name: _____

Title: _____

ATTACHMENT B

State Corporation Commission Form

Virginia State Corporation Commission (SCC) registration information. Check the applicable statement. The bidder:

- is a corporation or other business entity with the following SCC identification number: -OR-
- is not a corporation, limited liability company, limited partnership, registered limited liability partnership, or business trust -OR-
- is an out-of-state business entity that does not regularly and continuously maintain as part of its ordinary and customary business any employees, agents, offices, facilities, or inventories in Virginia (not counting any employees or agents in Virginia who merely solicit orders that require acceptance outside Virginia before they become contracts, and not counting any incidental presence of the bidder in Virginia that is needed in order to assemble, maintain, and repair goods in accordance with the contracts by which such goods were sold and shipped into Virginia from bidder's out-of-state location) -OR-
- is an out-of-state business entity that is including with this bid an opinion of legal counsel which accurately and completely discloses the undersigned bidder's current contacts with Virginia and describes why those contacts do not constitute the transaction of business in Virginia within the meaning of § 13.1-757 or other similar provisions in Titles 13.1 or 50 of the *Code of Virginia*.
- NOTE: Check the box if you have not completed any of the foregoing options but currently have pending before the SCC an application for authority to transact business in the Commonwealth of Virginia and wish to be considered for a waiver to allow you to submit the SCC identification number after the due date for bids (the City reserves the right to determine in its sole discretion whether to allow such waiver).

Attachment C

Bid Form

THIS BID IS SUBMITTED TO:

City of Buena Vista
Director of Community Development
2039 Sycamore Ave
Buena Vista VA 24416

THIS BID IS SUBMITTED BY:

Business Name:	
Business Address:	
Business Telephone Number:	
Toll Free Number, if any:	
Business Fax Number:	
Website Address, if any:	
Federal Taxpayer Number (EIN/TIN):	

1. The undersigned bidder proposes and agrees, if this bid is accepted, to complete all Work as specified or indicated in the Invitation to Bid for the Contract Price and within the Contract Times indicated in this bid and in accordance with the Invitation for Bids.
2. The bidder shall attach to this form a detailed bid listing materials, equipment, and labor costs using industry-standard practices.
3. In submitting this bid, bidder represents, as more fully set forth in a planned Agreement, that:
 - 3.1. Bidder has examined copies of all the Contract Documents and of the addenda, if any have been issued, and also copies of the advertisement, Invitation for Bids and instructions for bidders;
 - 3.2. Bidder has examined the Site and locality where the Work is to be performed, the Laws and Regulations applicable to the Work, any conditions affecting cost, progress or performance of the Work, and has made such independent investigations as bidder deems necessary and appropriate;

- 3.3. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities), if any; and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site;
- 3.4. Bidder has considered the information known to bidder; information commonly known to Contractors doing business in the City; information and observations obtained from visits to the Site and/or additional investigations, explorations or tests made by the bidder; the bidding documents; and the Site-related reports and drawings identified in the bidding documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the bidding documents; and (3) bidder's safety precautions and programs.
- 3.5. Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this bid for performance of the Work at the price(s) bid and within the time required, and in accordance with the other terms and conditions of the bidding documents.
- 3.6. Bidder is aware of the general nature of work to be performed by the City and others at the Site that relates to the Work as indicated in the bidding documents.
- 3.7. Bidder has given the City written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by the City is acceptable to bidder.
- 3.8. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this bid is submitted.
4. Bidder certifies that:
 - 4.1. This bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization or corporation; and
 - 4.2. Bidder has not directly or indirectly induced or solicited any other bidder to submit a false or sham bid; and
 - 4.3. Bidder has not solicited or induced an individual or entity to refrain from bidding; and
 - 4.4. Bidder has not engaged in corrupt, fraudulent, collusive or coercive practices in competing for the Contract. For the purposes of this Paragraph:
 - 4.4.1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process; and

- 4.4.2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive the City of the benefits of free and open competition; and
 - 4.4.3. "collusive practice" means a scheme or arrangement between two or more bidders, with or without the knowledge of the City, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4.4.4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.
5. Bidder will complete the Work for a lump sum Contract Price. The costs for the work items listed below must total to the lump sum Contract Price. If bidder believes an aspect of the Work is not sufficiently identified in the items listed below, it must nevertheless include the cost for all aspects of the Work under one or more of the items listed below. That this bid form fails to describe each and every aspect of the Work is not grounds for bidder to omit any costs to complete the Work from its bid.
 6. Prices (lump sum and unit prices) indicated below for the various items are for the City's information and bid review only. The Project will be paid on a Lump Sum Basis.
 7. Quantities provided by the bidder for various items are for the City's information and bid review only. bidders are fully responsible for quantity estimates and understand that the Bid is for a completed, lump sum Project as shown on the Drawings and described in the Scope of Services. No adjustments will be made to the Contract Price if Contractor later determines that the quantities identified in this bid were in error. Bid estimates should include costs for all materials.
 8. TOTAL CONSTRUCTION COST: Lump Sum (total of all Base Bid Items, incorporated herein)
 - 8.1. [Numbers] _____
 - 8.2. [Words] _____
 9. Bidder agrees that the Work will be Substantially Completed within eight (8) weeks of Notice to Proceed and completed and ready for final payment no later than twelve (12) weeks from the Notice to Proceed.
 10. The following documents are attached to and made a condition of this bid, as applicable:
 - 10.1. A listing of Subcontractors, Suppliers and other persons and organizations required to be identified in this bid.
 11. Communications concerning this bid shall be addressed to:
 - 11.1. Name: _____
 - 11.2. Address: _____

11.3. Email: _____

11.4. Phone no.: _____

SUBMITTED on _____, 2025

Virginia Contractor License Number: _____

By _____

(Insert Legal and full name of corporation, partnership, limited liability company or individual)

(Insert "a [name of state in which incorporated] corporation", "a [name of state where formed] limited liability company", "a [name of state where formed] partnership", or "an individual".)

_____ (Signature)

_____ (Name of Person Authorized to Sign)

_____ (Title)

Business Address: _____

BUENA VISTA TOWN SQUARE

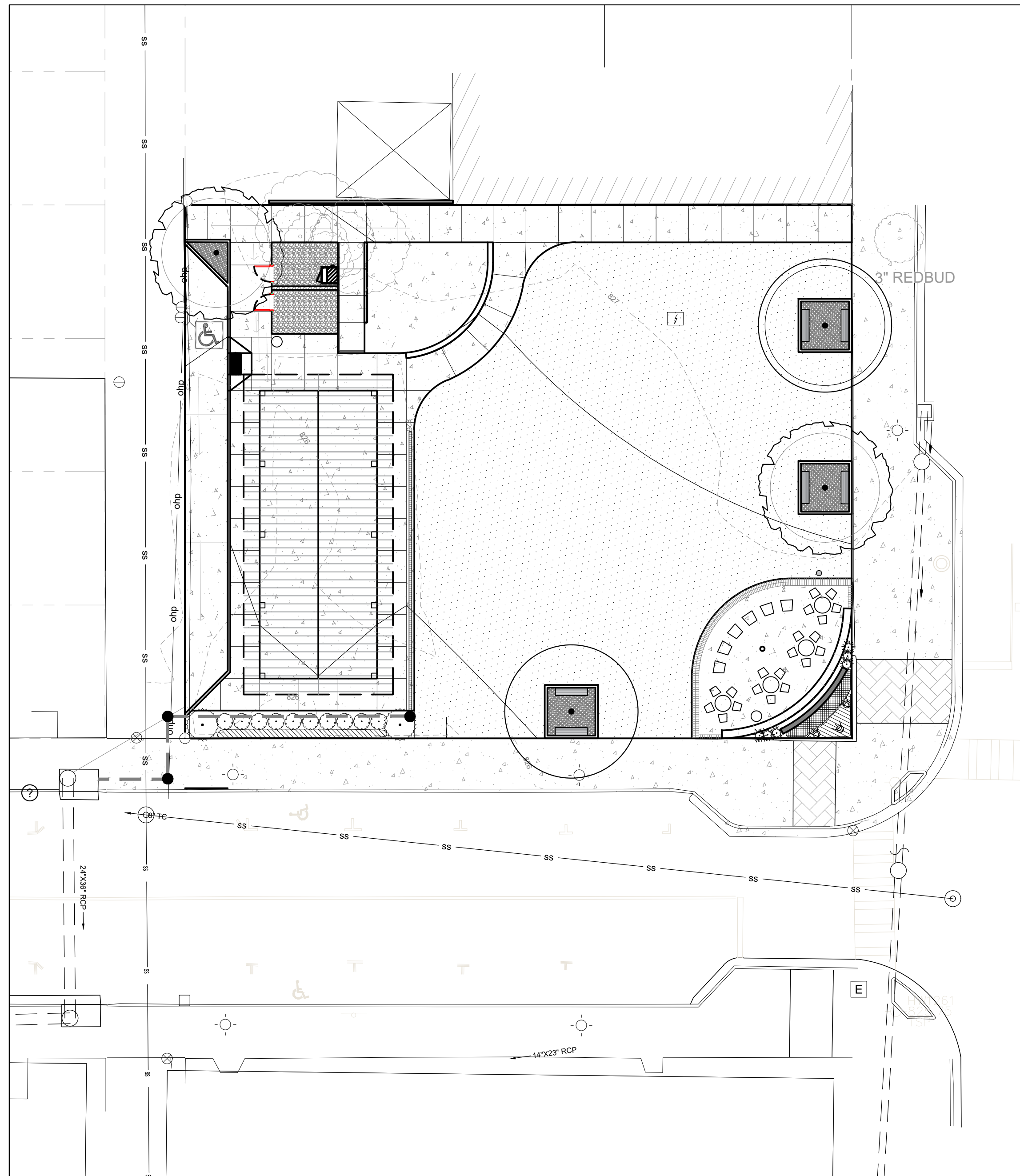
PREPARED BY:
 Kimley-Horn and Associates, Inc.
 1006 E. Jefferson Street, Suite B
 Charlottesville, VA 22902
 P: (434) 296-2108

OWNER:
 City of Buena Vista
 2039 Sycamore Avenue
 Buena Vista, Virginia 24416

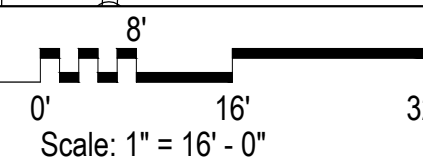
CONSTRUCTION DOCUMENTS DRAFT
 2117 Magnolia Ave, Buena Vista, VA 24416

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 WWW.KIMLEY-HORN.COM PHONE: 434-296-2108
 1006 E. JEFFERSON ST. SUITE B, CHARLOTTESVILLE, VA 22902



OVERALL SITE PLAN
 Scale: 1"=16'



VICINITY MAP
 Scale: 1"=800'

Site Property Information

Lot Number	Zoning	Acres/ags:	Existing Site Use:	Current Owner:	Owner Address:
00017	MU	0.72	VACANT/ FARMERS MARKET	CITY OF BUENA VISTA	2039 SYCAMORE AVENUE BUENA VISTA, VIRGINIA 24416
00018	MU	0.72	VACANT/ FARMERS MARKET	CITY OF BUENA VISTA	2039 SYCAMORE AVENUE BUENA VISTA, VIRGINIA 24416
00019	MU	0.72	VACANT/ FARMERS MARKET	CITY OF BUENA VISTA	2039 SYCAMORE AVENUE BUENA VISTA, VIRGINIA 24416
00020	MU	0.72	VACANT/ FARMERS MARKET	CITY OF BUENA VISTA	2039 SYCAMORE AVENUE BUENA VISTA, VIRGINIA 24416

Impervious Areas

Existing Impervious Area:		Additional New Impervious Area:		Total Disturbed Area:	
Concrete pads	3,200 SF	(pre construction to post construction):		8,144 SF (0.17 AC)	
Total:	3,200 SF	SF Proposed =	5,770 SF	Area of Permanent Seeding:	2,374 SF (0.54 AC)
		SF Existing T.B.R. =	3,200 SF	Difference Total:	2,570 SF
Proposed Impervious Area:					
Parking/Road	640 SF				
Restroom/Pavilion	1,570 SF				
Concrete plazas	1,100 SF				
Pathways	2,460 SF				
Total:	5,770 SF				

Sheets

- G-100 Cover
- G-101 Kimley-Horn - General Notes
- EX-200 Existing Conditions
- DE-200 Demolition & E&S Plan
- DE-201 Erosion Control Notes

CIVIL CONSULTING GROUP
 C-100

- LS-300 Layout and Site Improvements
- LG-400 Layout and Grading
- LP-400 Planting Plan
- L-600 Site Details
- L-601 Site Details
- LP-600 Planting Details

ELECTRICAL

- E-000 Legend, Schedule, Details
- E-100 Specifications
- E-100 Site Plan

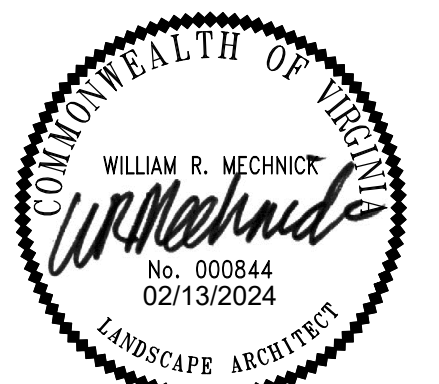
In Association With:

Key Plan

Project Title

BUENA VISTA TOWN SQUARE

BUENA VISTA, VA



No. Revision Date

Drawn by BJS Checked by JEM

Scale Date 03/25/2024

Issued for

CONSTRUCTION SET

Drawing Title

COVER

Drawing Number

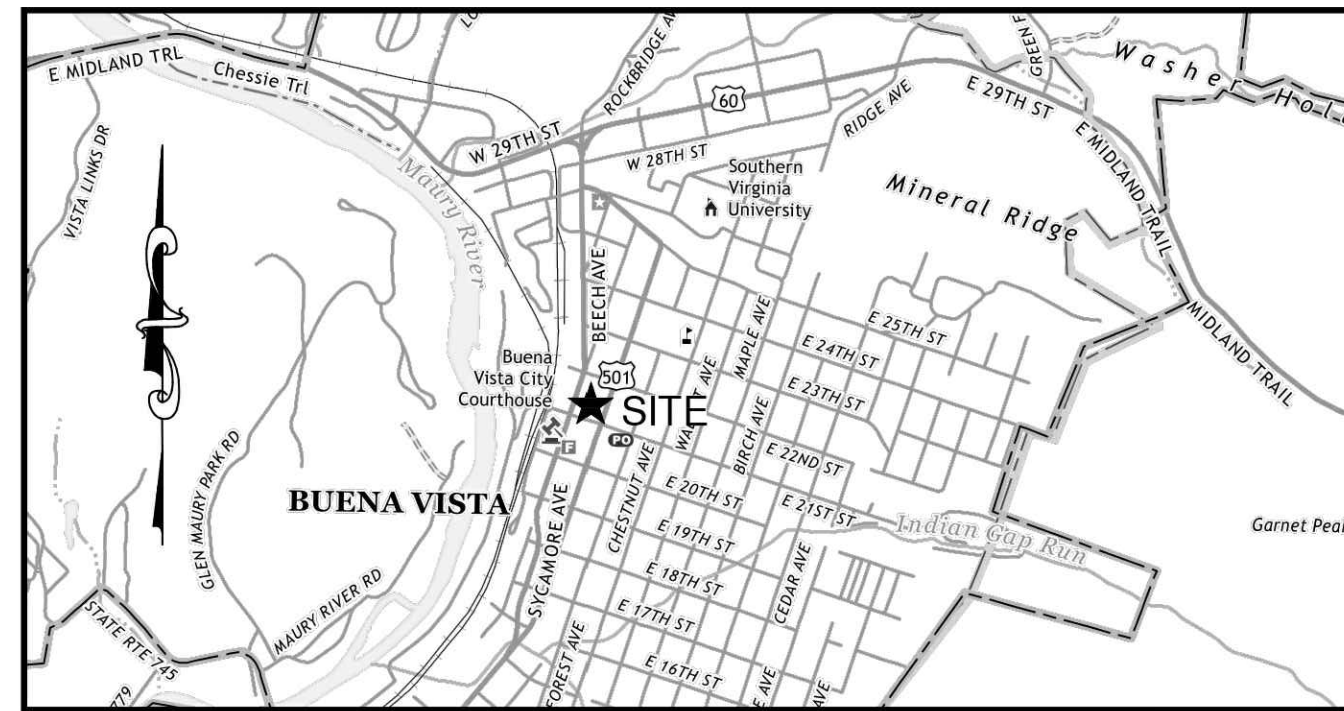
G-100

Project Number
 XXX-XXXX

APPROVED BY:

_____ Date _____

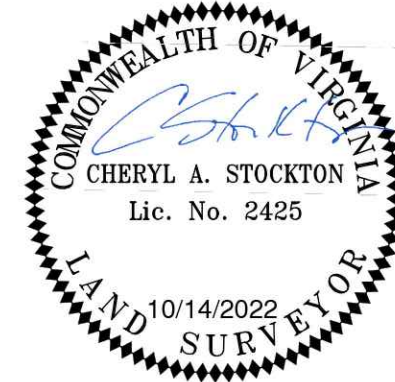
_____ Date _____



VICINITY MAP
SCALE: 1"=2,000'

NOTES:

- 1.) SOURCE OF MERIDIAN: NAD83 BASED UPON GPS OBSERVATION BY DRAPER ADEN ASSOCIATES ON 05/23/2022.
- 2.) VERTICAL DATUM: NAVD83 BASED UPON GPS OBSERVATION BY DRAPER ADEN ASSOCIATES ON 05/23/2022.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 4.) NO SUE WAS PERFORMED OR REQUESTED FOR THIS SURVEY. UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION ONLY.
- 5.) THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHERYL A. STOCKTON, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED BETWEEN 05/23/2022 AND 10/13/2022; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- 6.) CONTOUR INTERVAL: 1'
- 7.) THIS SURVEY WAS PREPARED FOR THE CITY OF BUENA VISTA. DRAPER ADEN ASSOCIATES ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
- 8.) PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD INFORMATION AND A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED NOR REQUESTED.
- 9.) DRAPER ADEN ASSOCIATES PROVIDES BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.
- 10.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X (0.2 PCT ANNUAL CHANCE FLOOD HAZARD) BASED ON A SCALED LOCATION ON FIRM PANEL #51163C0401C EFFECTIVE DATE 04/06/2000. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- 11.) MATTERS PERTAINING TO ARCHEOLOGICAL OR HISTORIC FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.

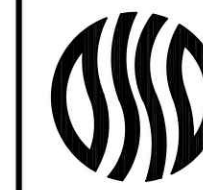


DRAPER ADEN ASSOCIATES REVIEW

THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

NAME: HUNTER WITT	<i>Hunter Witt</i>	10/14/2022
SURVEY PARTY CHIEF	SIGNATURE	DATE
NAME: CHERYL A. STOCKTON, L.S.	<i>Cheryl A. Stockton</i>	10/14/2022
PROJECT MANAGER	SIGNATURE	DATE
NAME: CHERYL A. STOCKTON, L.S.	<i>Cheryl A. Stockton</i>	10/14/2022
QUALITY REVIEWER	SIGNATURE	DATE

Draper Aden Associates
Engineering • Surveying • Environmental Services



110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
www.daas.com

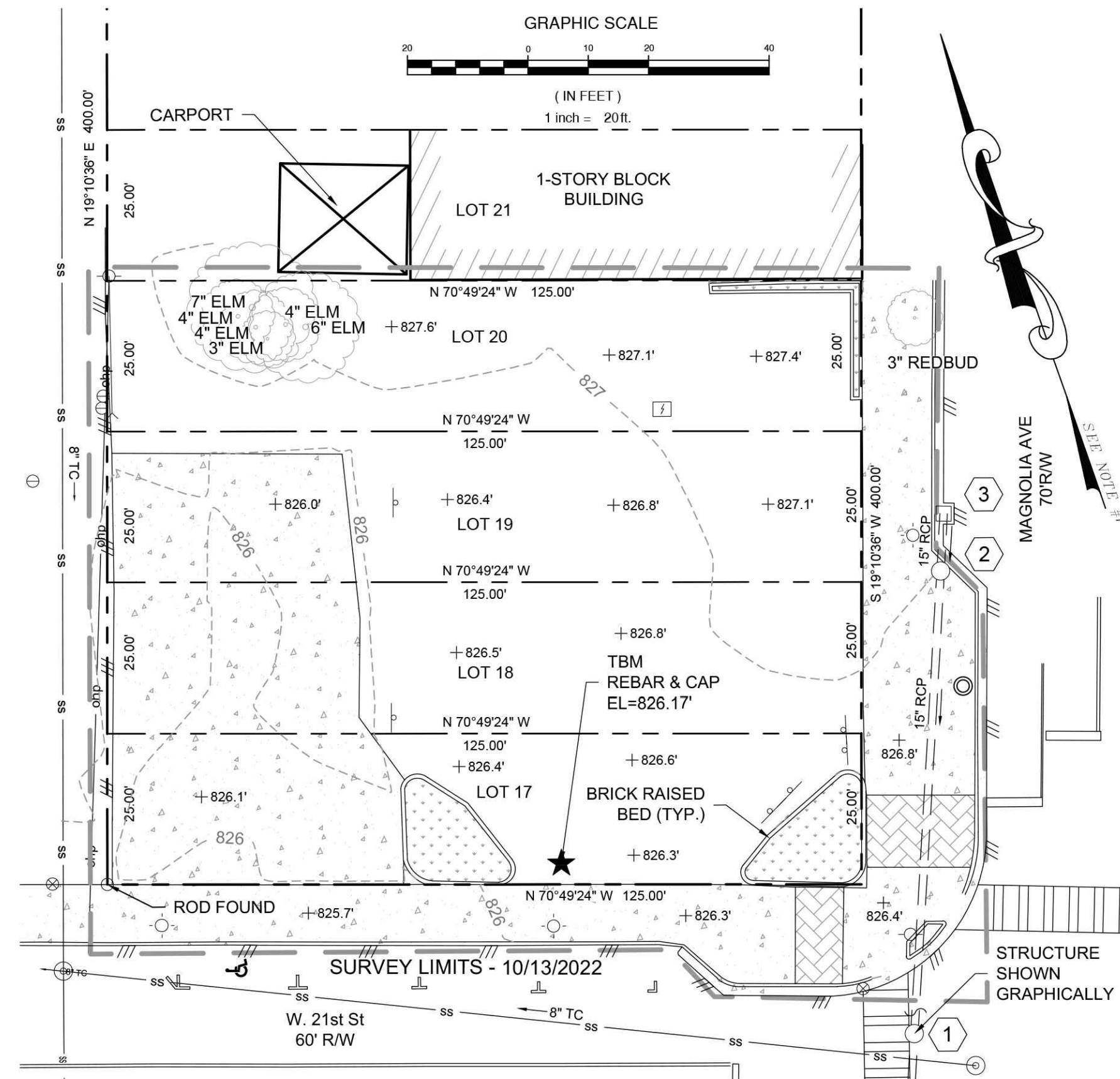
• Raleigh, NC
• Fayetteville, NC
• Northern Virginia
• Virginia Beach, VA
• Richmond, VA
• Blacksburg, VA
• Hampton Roads, VA

TOPOGRAPHIC SURVEY OF
BUENA VISTA TOWN SQUARE
BUENA VISTA, VIRGINIA

REVISIONS

DESIGNED BY: N/A
DRAWN BY: VDV
CHECKED BY: CAS
SCALE: 1" = 20'
DATE: 10/14/2022
PROJECT NUMBER: 2102271

1 OF 1



LEGEND

--- PROPERTY LINE	⊗ WATER VALVE	⊠ ELECTRIC BOX
- - - 825 - - - CONTOUR	⊙ WATER METER	⊕ UTILITY POLE
ohp OVERHEAD POWER	★ BENCHMARK	⊙ LIGHT POLE
ss - o - ss SANITARY SEWER AND MANHOLE	○ ROD FOUND	⊗ TRASH CAN
SS - o - SS STORM SEWER AND MANHOLE	⊖ SIGN (1-POST)	♿ HANDICAP PARKING
/// ASPHALT	⊖ SIGN (2-POST)	□ CONCRETE
//// BUILDING	+ 827.1' SPOT ELEVATION	▒ BRICK
⊏ GUY WIRE	○ DECIDUOUS TREE	▒ PLANTED AREA

STORM TABLE

- 1 CURB INLET
TOP=826.72'
15" INV IN=823.43' (N)
15" INV OUT=823.29' (S)
- 2 CURB INLET
TOP=826.99'
15" INV IN=824.76' (N)
15" INV OUT=824.57' (S)
- 3 GRATE INLET
TOP=826.81'
15" INV OUT=824.71' (S)

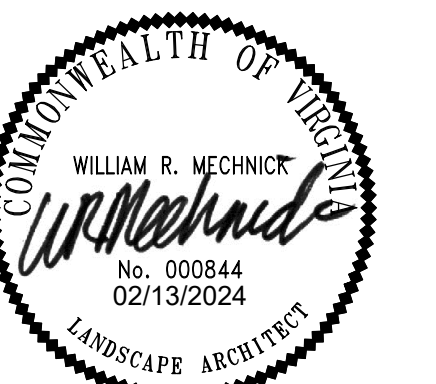
In Association With:

Key Plan

Project Title

BUENA VISTA TOWN SQUARE

BUENA VISTA, VA



No. Revision Date

Drawn by: BJS Checked by: JEM

Scale: Date: 03/25/2024

Issued for:

CONSTRUCTION SET

Drawing Title

EXISTING CONDITIONS

Drawing Number

EX-200

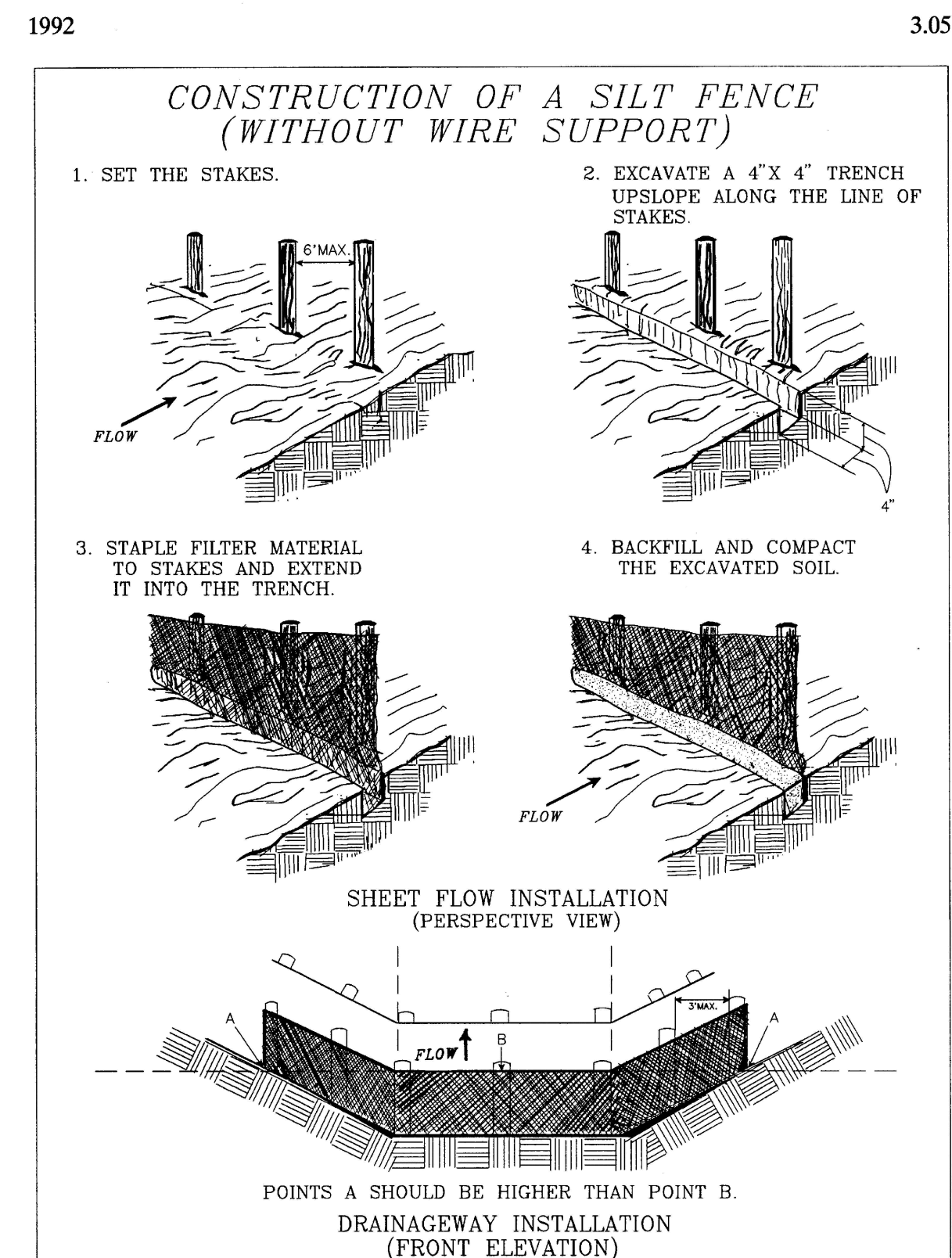
Project Number
XXX-XXXX

Erosion and Sediment Control General Notes

- Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of Virginia Erosion and Sediment Control Handbook (VESCH), latest edition and Virginia regulations VR 625-02-00 Erosion and Sediment Control Regulations.
- The plan approving authority must be notified one week prior to the pre-construction conference, one week prior to commencement of land disturbing activities, and one week prior to final inspection.
- All erosion and sediment control measures are to be placed prior to or as a first step in clearing.
- Prior to commencing land disturbing activities in areas other than indicated on these plans (including, but not limited to, off-site borrow or waste areas). The contractor shall submit a supplementary erosion and sediment control plan to the owner for review and approval by the plan approving authority.
- The contractor is responsible for installation of any additional erosion and sediment control measure necessary to prevent erosion and sedimentation as determined by the plan approving authority.
- All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization.
- During dewatering operations, water will be pumped into an approved filtering device.
- The contractor shall be the certified responsible land disturber for the project and any work done as part of this project.
- All areas of disturbed earth to remain as lawn or natural area shall be permanently seeded with department's seed mix.
- All erosion and sediment control measures must be maintained by the contractor during construction and until erosion and sediment control inspector has approved removal.
- Permanent or temporary soil stabilization shall be applied to disturbed areas within seven days of reaching final grades. Temporary, denuded areas that are to be exposed longer than thirty (30) days shall be seeded with temporary vegetation.
- The contractor shall inspect all erosion control measures daily and after each major rainfall event. Any repairs shall be made immediately.
- Refer to the minimum standard references below for state specific references to erosion sediment control requirements. For complete minimum standards descriptions see the Virginia Erosion and Sediment Control Law, regulations and certification regulations.
 - Permanent or temporary soil stabilization shall be applied to denuded areas with seven (7) days after final grade is reached on a portion of the site. Temporary soil stabilization shall be applied within seven (7) days to denuded areas that may not be final grade but will remain dormant (undisturbed) for longer than thirty (30) days but less than one (1) year. Permanent stabilization shall be applied to areas that are to be left dormant for more than one (1) year.
 - During construction, soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. Temporary protection and permanent stabilization shall be applied to all soil stockpiles on site and borrow areas or soil intentionally transferred off site.
 - A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent stabilization shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion. Areas that do not become established will require additional stabilization measures.
 - Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Additional stabilization shall be added to slopes found to be eroding excessively within one (1) year of permanent stabilization.
 - Before newly constructed storm water conveyance channels are made operational, outlet protection and any required temporary or permanent lining must be installed in both conveyance and receiving channels. All channels and outlets must be checked for adequacy and erosion control measures.
- Where construction vehicles access routed intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto paved surfaces. Any sediment which is tracked onto public roads must be removed from the road daily, by either shoveling or sweeping, and transported to an approved disposal area.
- All temporary erosion and sediment control measures shall be removed within thirty (30) days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the program authority. Trapped sediment and the disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.
- If dust becomes a problem during construction, a water truck will be required on site at all times, and dust must be controlled in accordance with std. And spec. 3.39- dust control, in the latest version of the virginia erosion and sediment control handbook.
- The E&S inspector has the authority to add or delete E&S controls as necessary in the field as site conditions change. In addition, no sediment basin or trap can be removed without written authorization.

Soil Management Notes:

- Soil management practices shall include but are not limited to:
 - Soil condition assessment
 - Mulching
 - Tilling (cultivation)
 - Adding amendments
 - Fertilization
 - Moisture management
 - Drainage improvement
- Any and all safety precautions outlined on soil management products and federal, state, and local regulations must be followed.
- Site conditions must be considered while analyzing soil management needs. Factors include waterways, slopes, previous soil management applications, soil types, irrigation, vegetation, and others.
- Soil tests shall be completed to determine existing soil ph and imported soil ph to determine if/what amendments need to be tilled/added to the soil.
- Soil modification to improve nutrient uptake shall be considered prior to fertilization.
- Practices to reduce leaf litter accumulation within the root zone of plants shall be avoided.
- Objective of soil modifications are to protect roots, improve soil conditions to enhance root development, maintain or enhance tree health, etc.
- Soil modification needs, if any, will be determined after soil test of existing and imported soil is completed. Amendment recommendations shall be outlined based on soil test results.



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant Plate 3.05-2

1 VESCH SILT FENCE (SF) 3.05-2
G-102

1992

3.32

**TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA**

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	95-100%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
High-Maintenance Lawn	
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	150 lbs.

* Use seasonal nurse crop in accordance with seeding dates as stated below:
 February 16th through April Annual Rye
 May 1st through August 15th Foxtail Millet
 August 16th through October Annual Rye
 November through February 15th Winter Rye

** Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Flatpea is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

2 VESCH PERMANENT SEEDING (PS)
G-102

1992

3.32

**TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA**

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	175-200 lbs.
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- Kentucky Bluegrass	0-5%
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- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
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** Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Flatpea is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

3 CONSTRUCTION ENTRANCE (CE) 3.02-1
G-102

Kimley»Horn

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 WWW.KIMLEY-HORN.COM PHONE: 434-296-2108
 1006 E. JEFFERSON ST. SUITE B, CHARLOTTESVILLE, VA 22902

In Association With:

Key Plan

Project Title

**BUENA VISTA
TOWN SQUARE**

BUENA VISTA, VA



No. Revision Date

Drawn by BJS Checked by JEM

Scale Date 03/25/2024

Issued for

CONSTRUCTION SET

Drawing Title

**EROSION AND
SEDIMENT NOTES**

Drawing Number

DE-201

Project Number
XXXX-XXXX

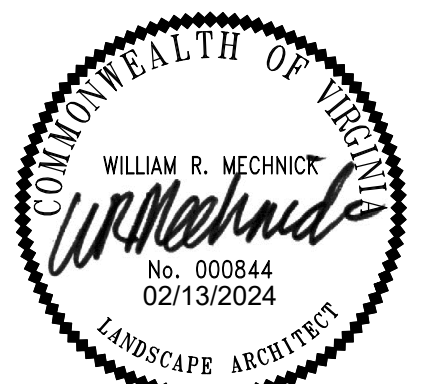
In Association With:

Key Plan

Project Title

BUENA VISTA TOWN SQUARE

BUENA VISTA, VA



No. Revision Date

- 2 - All concrete to be standard (not integral) 3/11/2024
- 4" curb replaces mountable curb detail
- Added detail for ADA curb ramp for 4" curb
- 3 parking spaces will be concrete instead of asphalt
- Added spot grades and dimensions to ADA ramp

3 - Revised grading (March 21, 2024 site visit) 3/25/2024

Drawn by BJS Checked by JEM

Scale Date 03/25/2024

Issued for

CONSTRUCTION SET

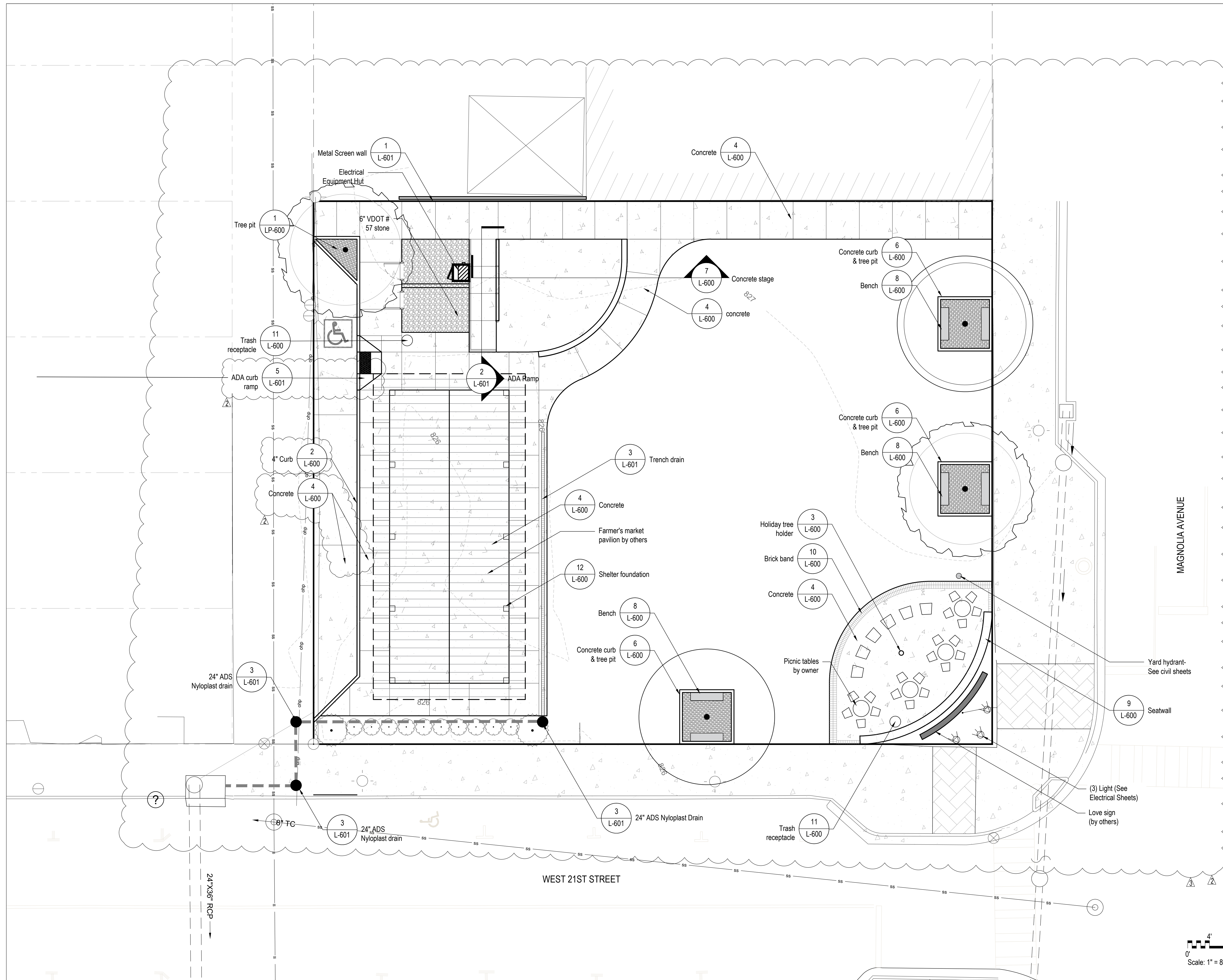
Drawing Title

SITE IMPROVEMENTS PLAN

Drawing Number

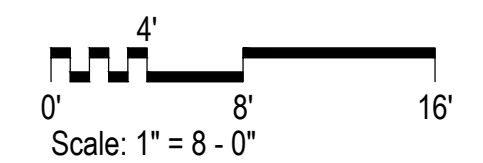
LS-300

Project Number
 XXX-XXXX



MAGNOLIA AVENUE

WEST 21ST STREET



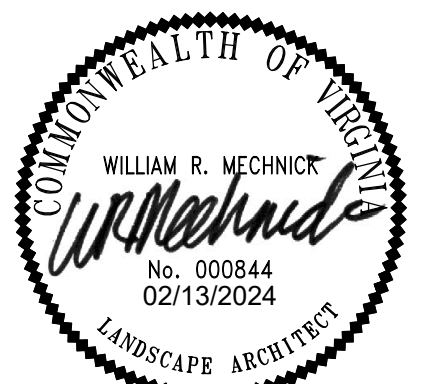
In Association With:

Key Plan

Project Title

BUENA VISTA TOWN SQUARE

BUENA VISTA, VA



No. Revision Date

- 2 - All concrete to be standard (not integral) 3/11/2024
- 4" curb replaces mountable curb detail
- Added detail for ADA curb ramp for 4" curb
- 3 parking spaces will be concrete instead of asphalt
- Added spot grades and dimensions to ADA ramp

3 - Revised grading (March 21, 2024 site visit) 3/25/2024

Drawn by BJS Checked by JEM

Scale Date 03/25/2024

Issued for

CONSTRUCTION SET

Drawing Title

LAYOUT AND GRADING

Drawing Number

LG-400

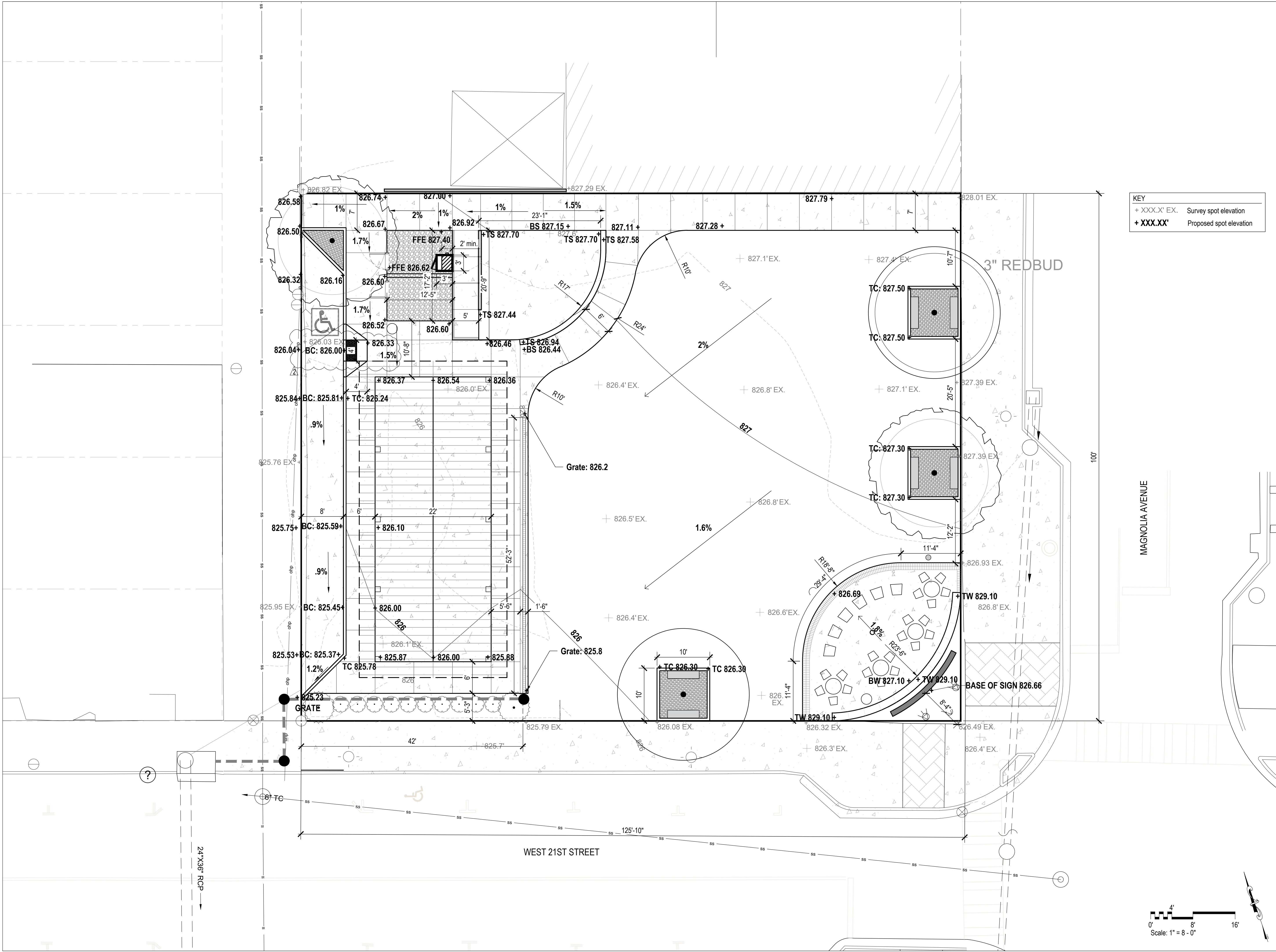
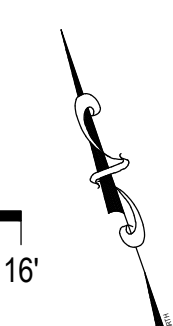
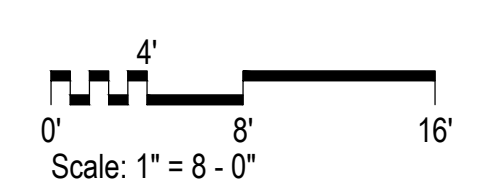
Project Number
 XXX-XXXX

KEY	
+ XXX.X' EX.	Survey spot elevation
+ XXX.XX'	Proposed spot elevation

3" REDBUD

MAGNOLIA AVENUE

WEST 21ST STREET



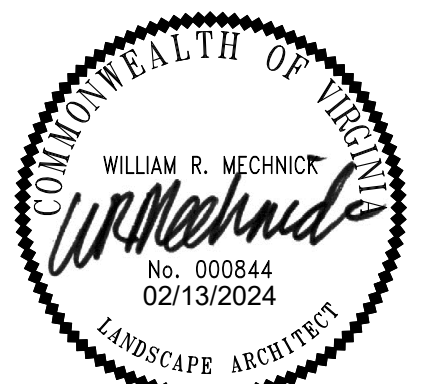
In Association With:

Key Plan:

Project Title:

BUENA VISTA TOWN SQUARE

BUENA VISTA, VA



No.	Revision	Date
1	Slab thickness dimension changes from 4" to 6"	2/22/2024

- All concrete to be standard (not integral) 3/11/2024
- 4" curb replaces mountable curb detail
- Added detail for ADA curb ramp for 4" curb
- 3 parking spaces will be concrete instead of asphalt
- Added spot grades and dimensions to ADA ramp

Drawn by: BJS Checked by: JEM
 Scale: Date: 03/25/2024

Issued for:

CONSTRUCTION SET

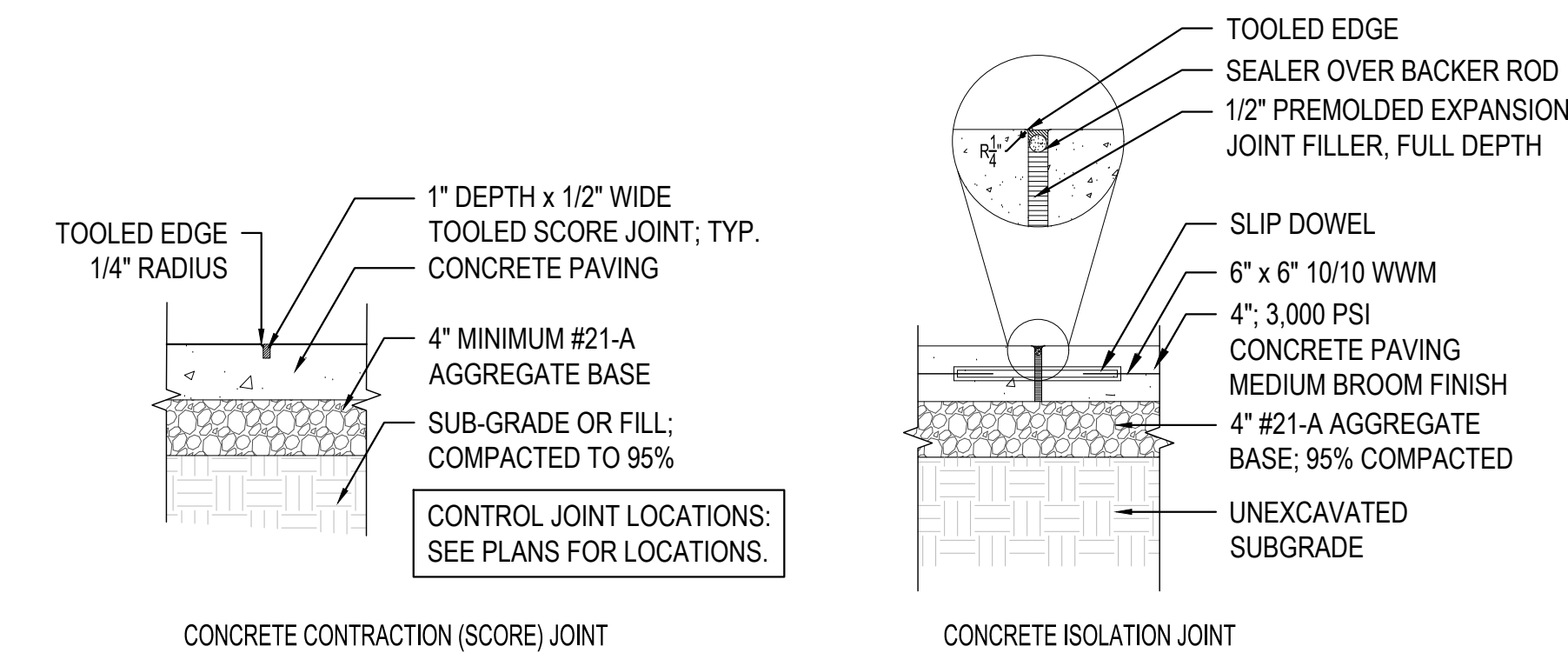
Drawing Title:

SITE DETAILS

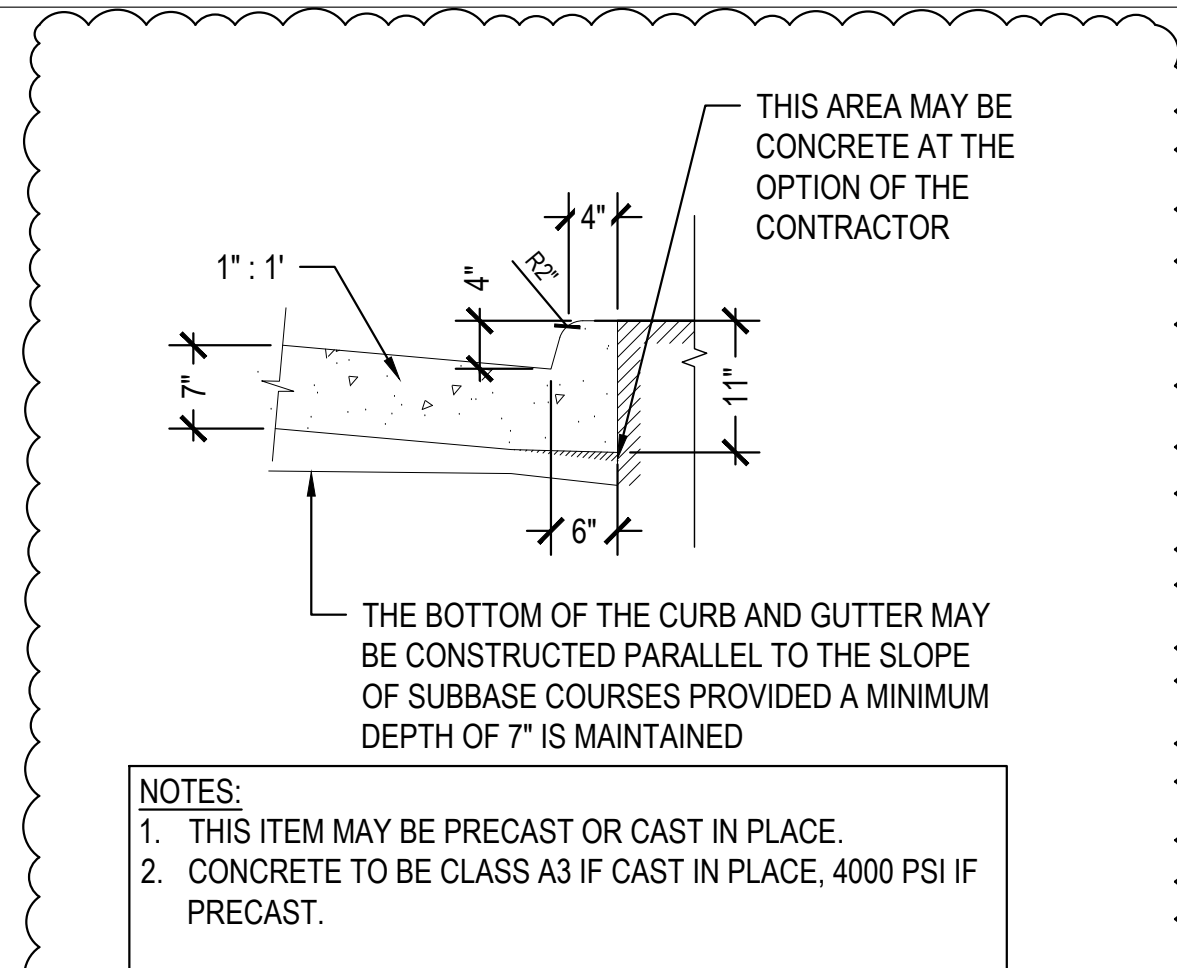
Drawing Number:

L-600

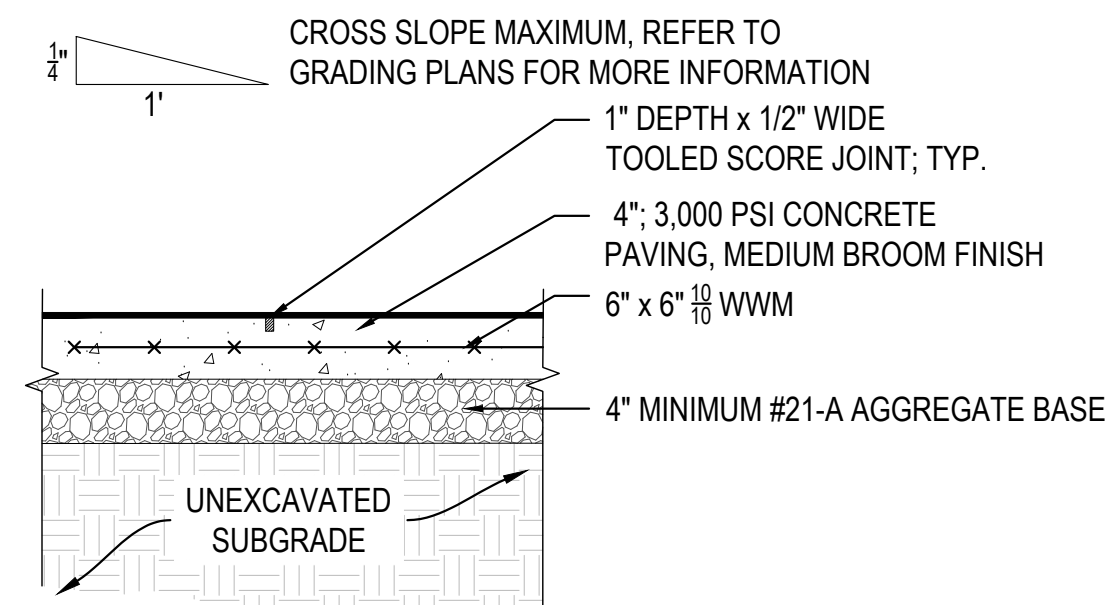
Project Number: XXX-XXXX



1 Concrete Expansion/ Contraction Joint
 L-600 Scale: 1" = 1' - 0"

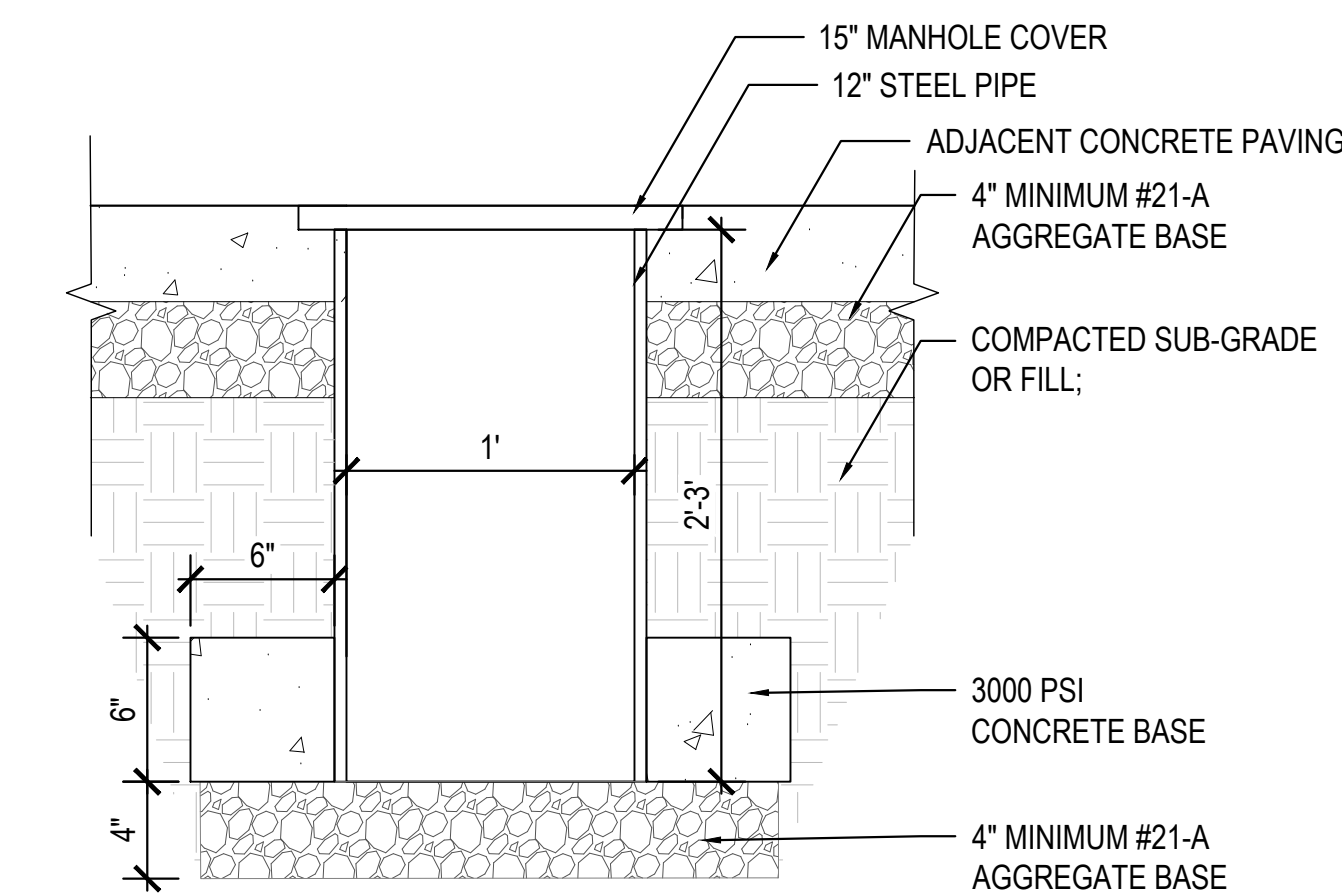


**2 4\"/>
 L-600 Scale: 1" = 1' - 0"**

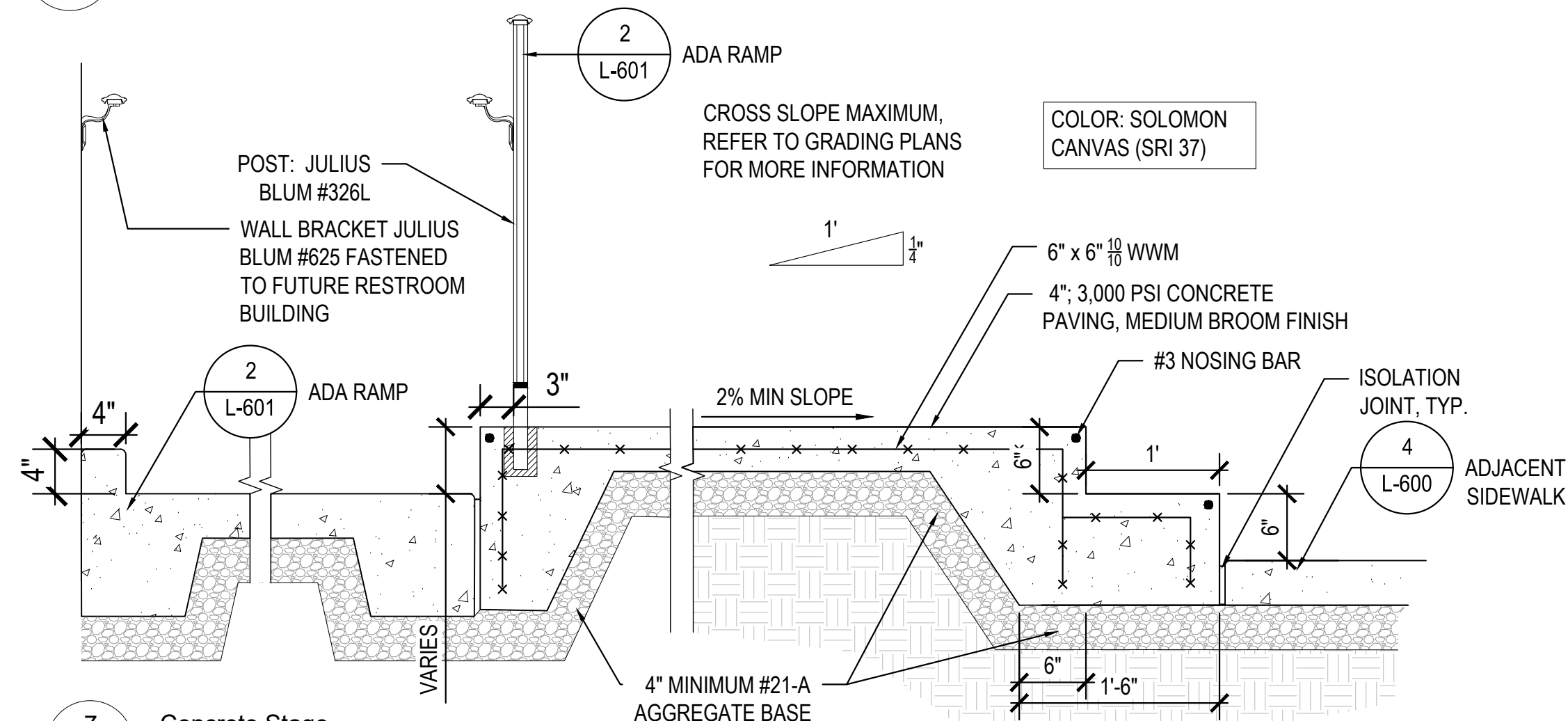


- NOTES:**
1. PROVIDE EXPANSION JOINT WHERE WALKS ARE POURED AGAINST VERTICAL SURFACES, BETWEEN COLD POURS, DIFFERENT PAVING MATERIALS AND/OR AS SPECIFIED ON PLANS.
 2. CONCRETE WALKWAYS: CONTRACTION (SCORE) JOINTS TO BE PLACED AT INTERVALS TO MATCH CONCRETE WIDTHS OR PER DIMENSIONS SHOWN ON PLANS. EXPANSION JOINTS TO BE A MAXIMUM INTERVAL OF 30' OR PER DIMENSIONS SHOWN ON PLANS.
 3. CONCRETE SLABS: CONTRACTION (SCORE) JOINTS TO BE PLACED AT MAXIMUM INTERVALS OF 8' OR PER DIMENSIONS SHOWN ON PLANS. EXPANSION JOINTS TO BE A MAXIMUM INTERVAL OF 20' OR PER DIMENSIONS SHOWN ON PLANS.
 4. CONTRACTION/EXPANSION JOINTS SHALL BE USED WHEN CONCRETE IS USED AS A BASE UNDER PAVERS AT INTERVALS PER NOTES 2 AND 3.
 5. SEALANT AND BACKER ROD NOT NEEDED FOR SIDEWALKS OR BASE LAYER CONCRETE UNLESS NOTED OTHERWISE.

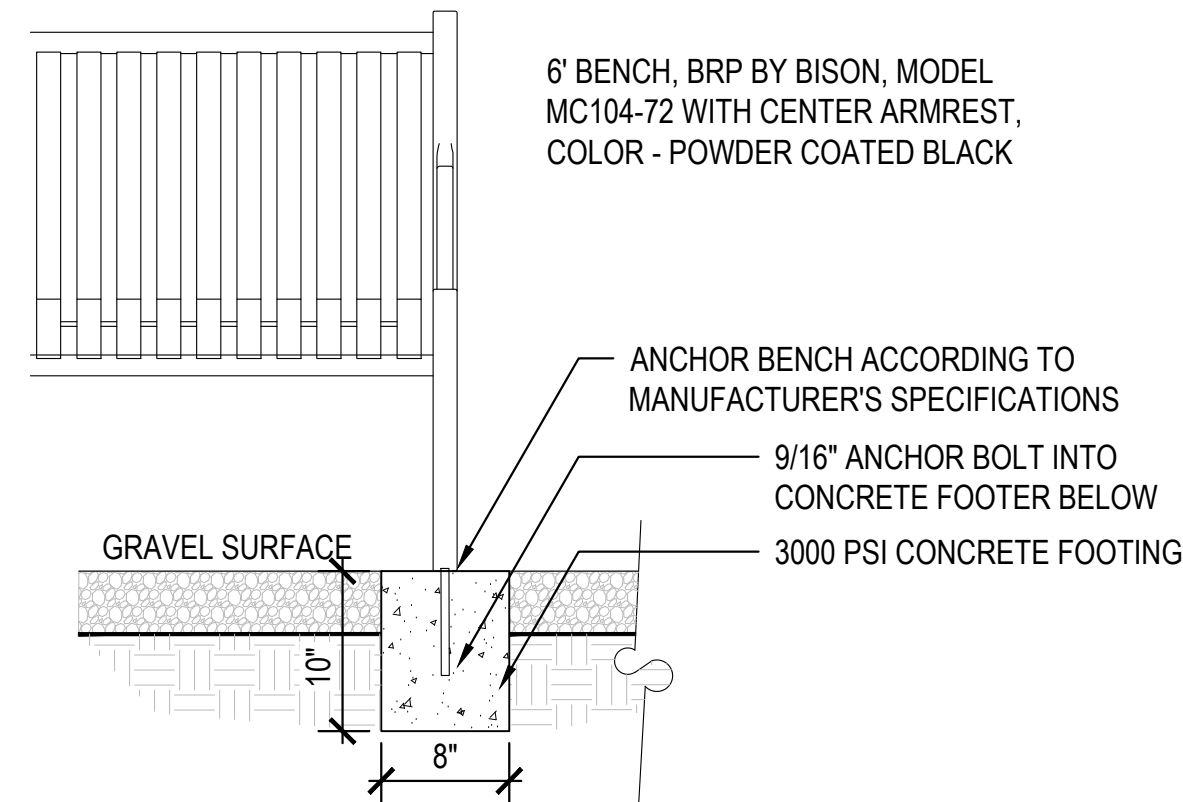
4 Concrete
 L-600 Scale: 1" = 1' - 0"



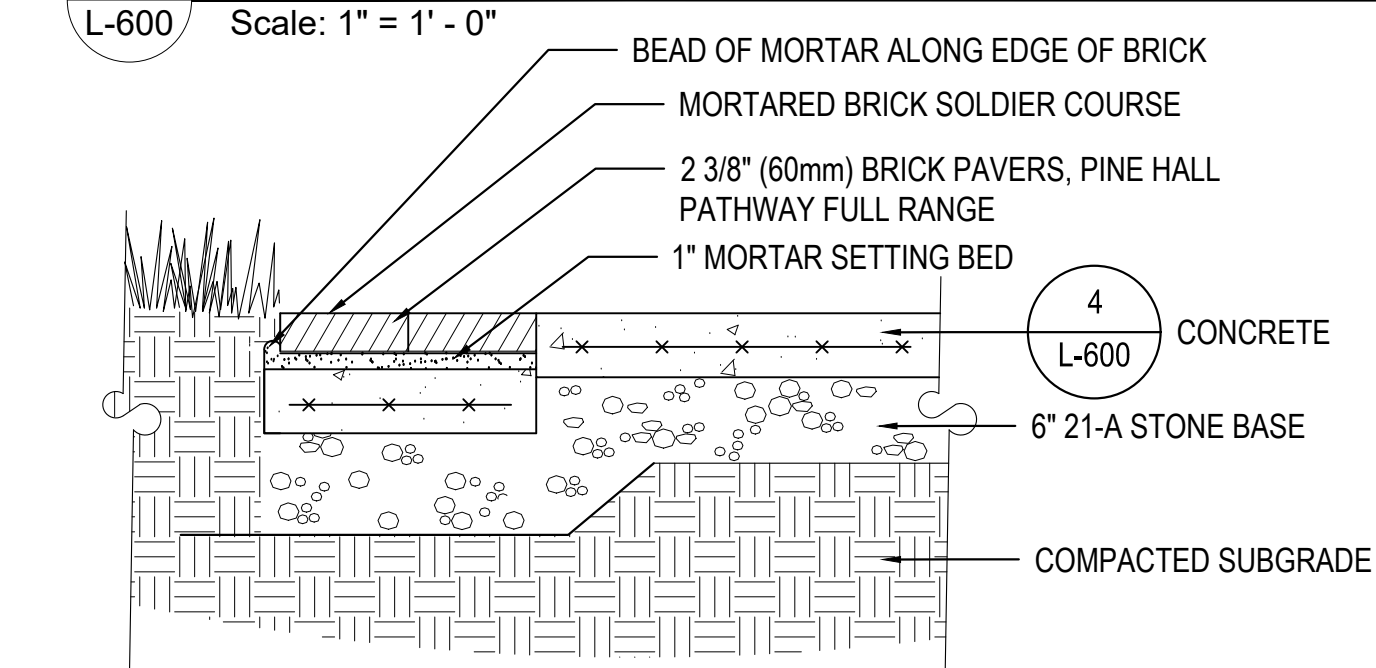
3 Holiday Tree Holder
 L-600 Scale: 1-1/2" = 1' - 0"



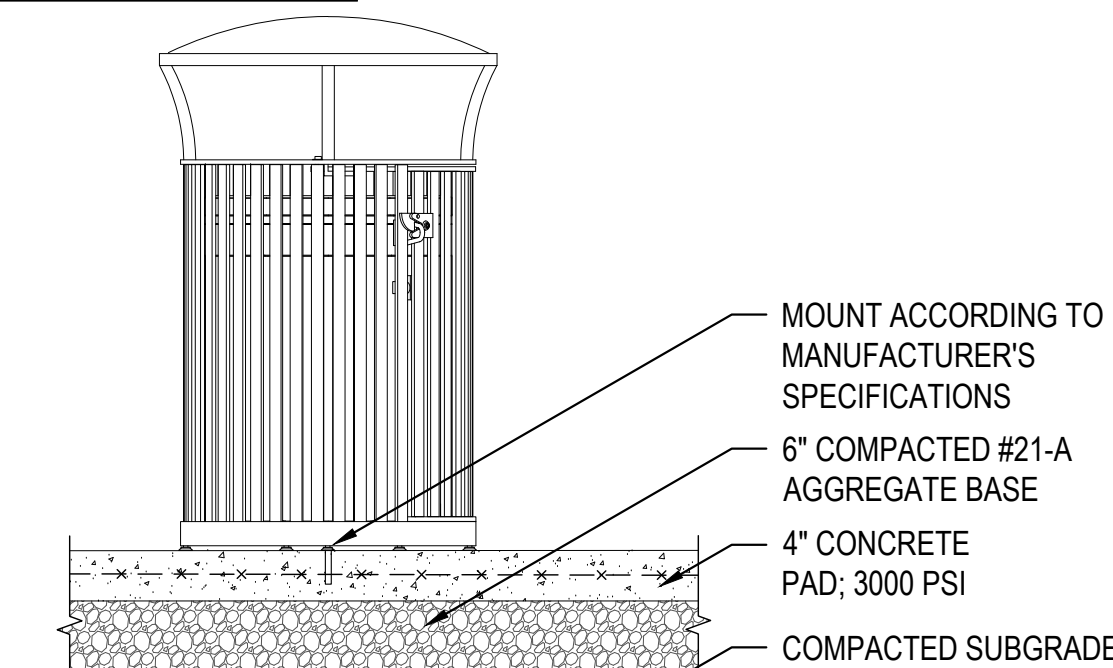
7 Concrete Stage
 L-600 Scale: 1" = 1' - 0"



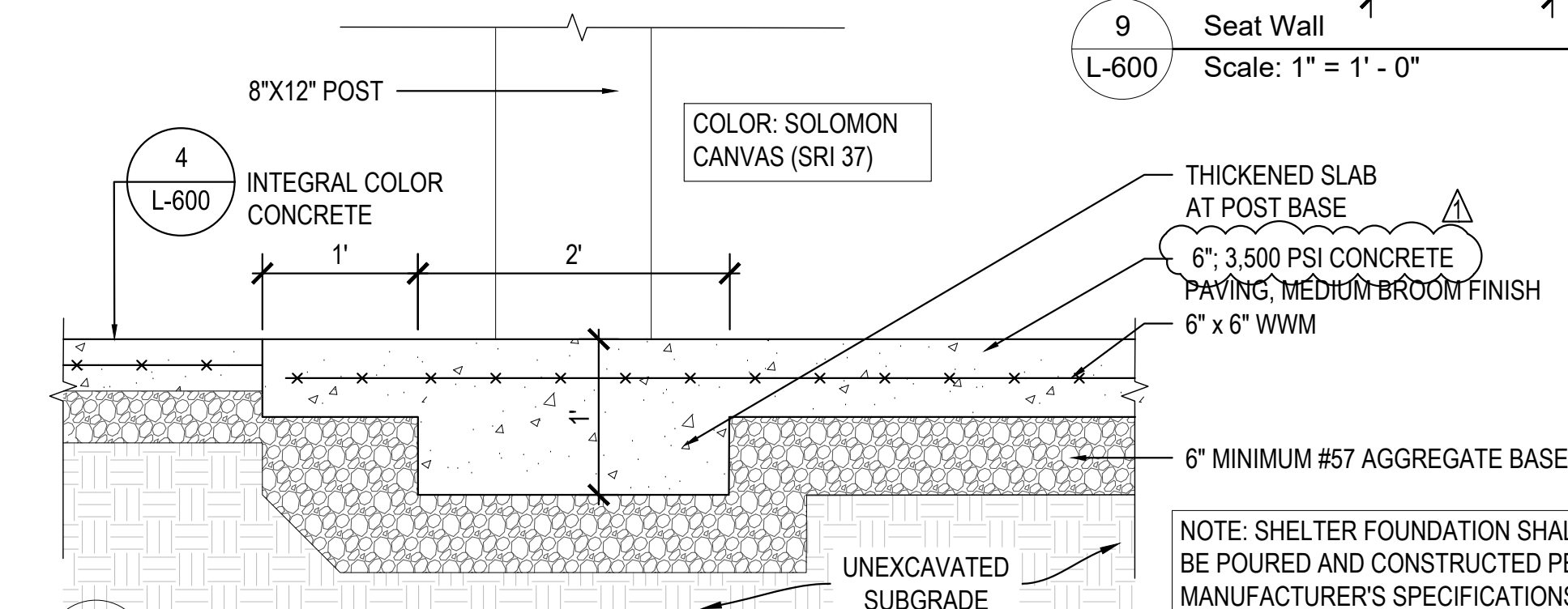
8 Bench
 L-600 Scale: 1" = 1' - 0"



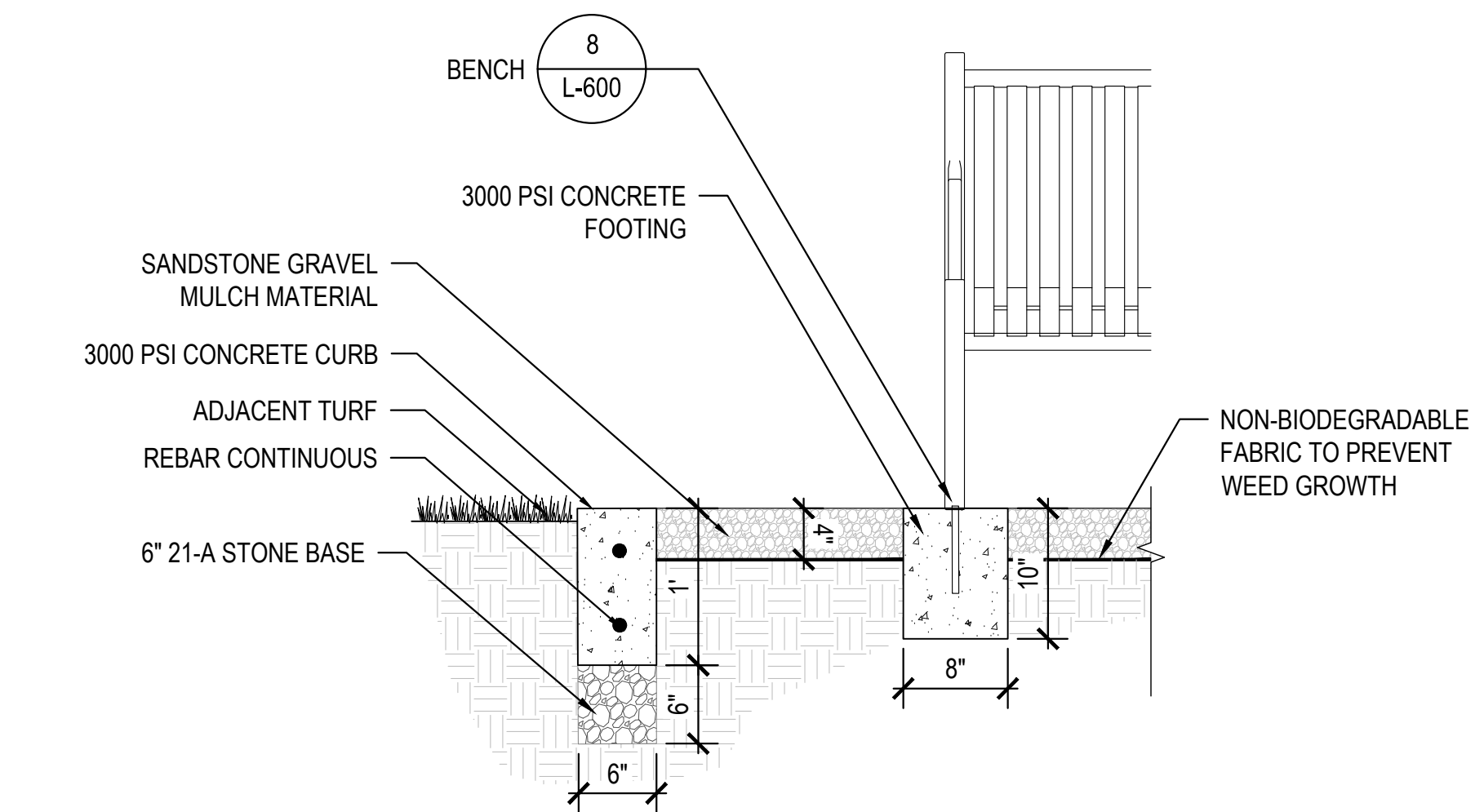
10 Brick Band
 L-600 Scale: 1" = 1' - 0"



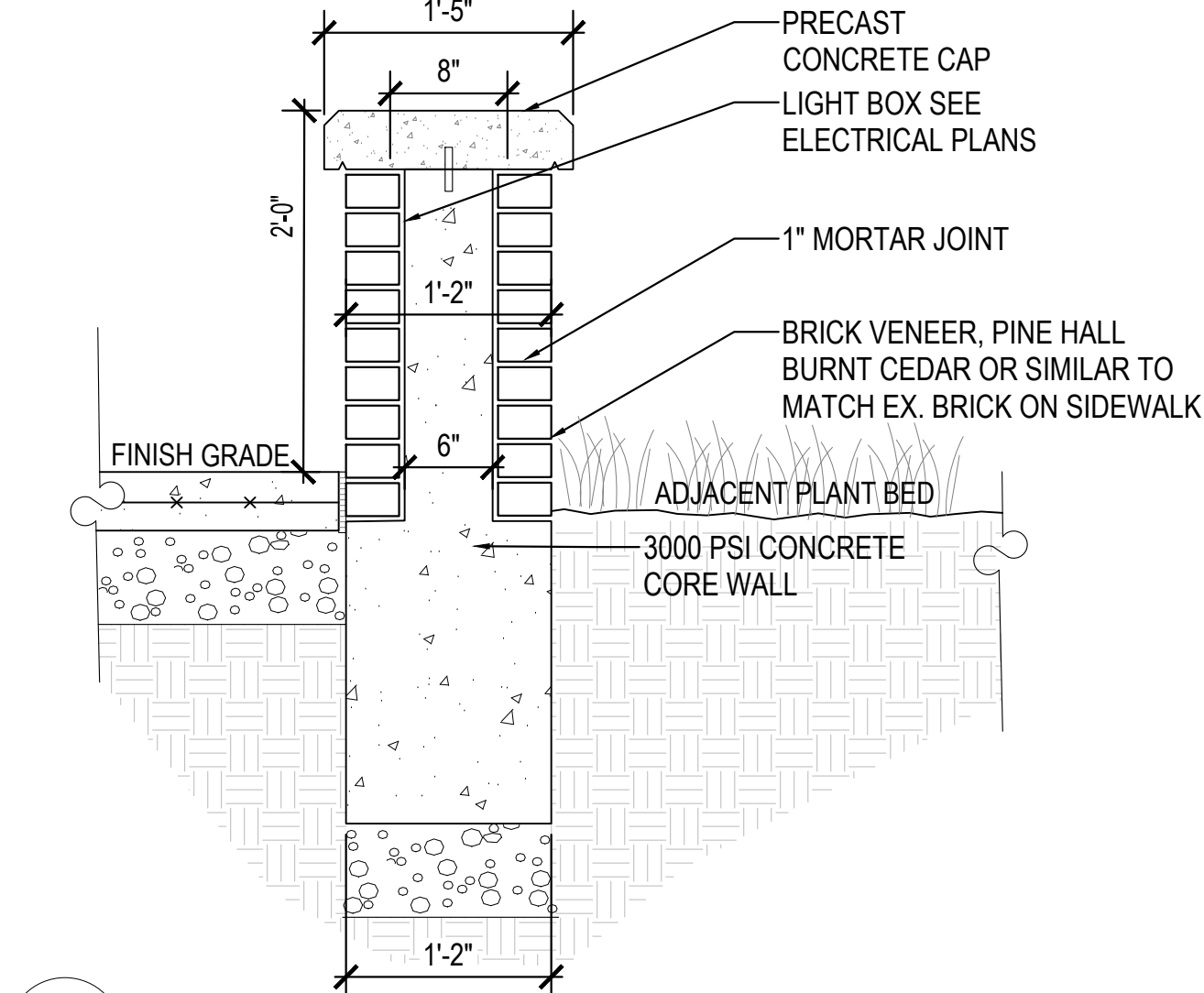
11 Trash Receptacle
 L-600 Scale: 3/4" = 1' - 0"



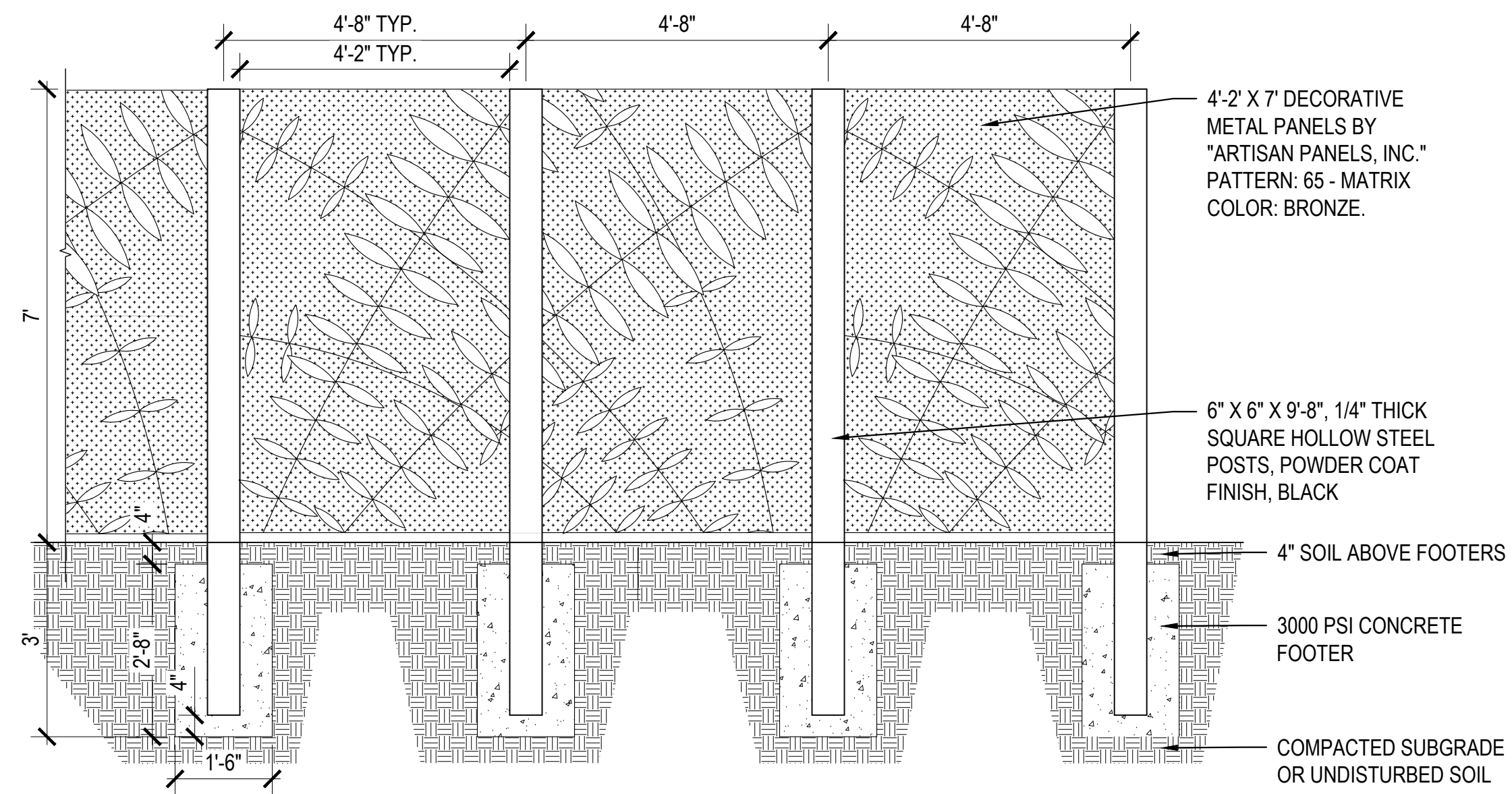
12 Shelter foundation
 L-600 Scale: 3/4" = 1' - 0"



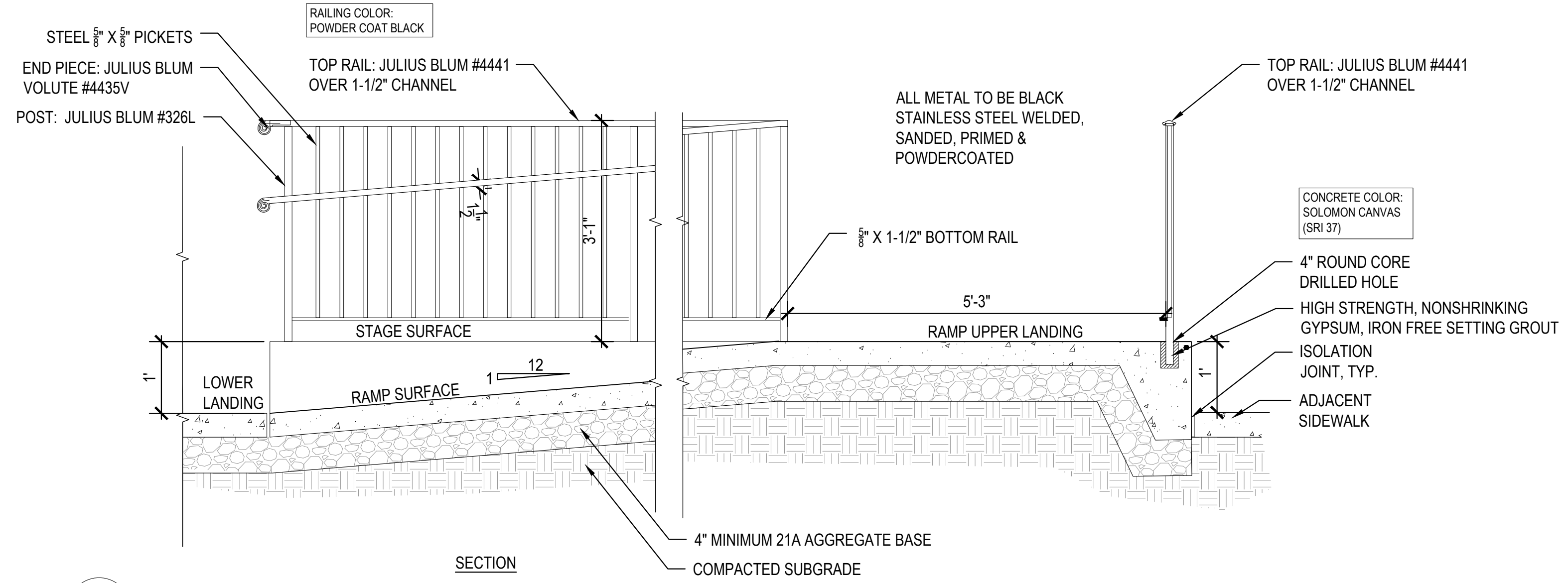
6 Concrete Curb and Tree Pit
 L-600 Scale: 1" = 1' - 0"



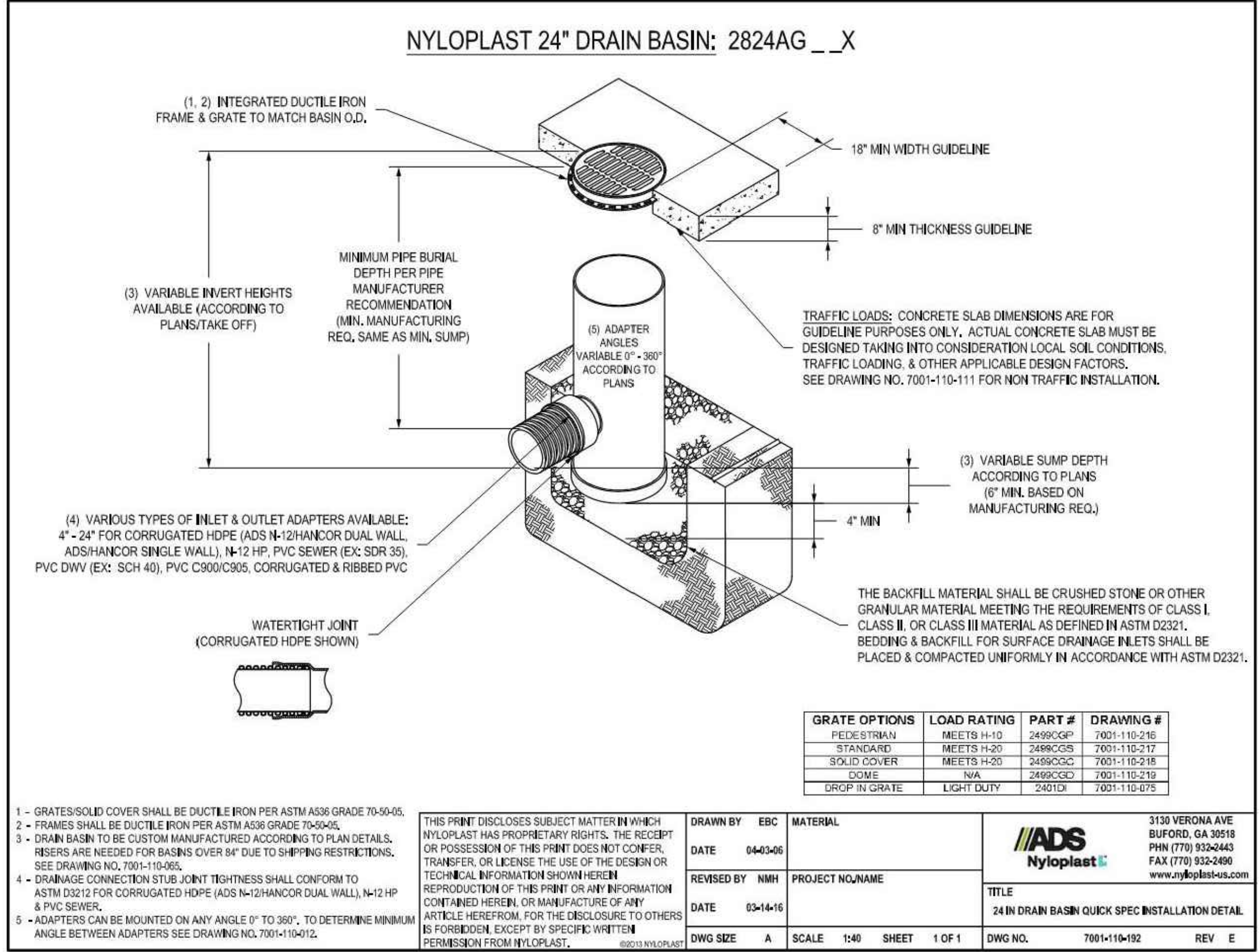
9 Seat Wall
 L-600 Scale: 1" = 1' - 0"



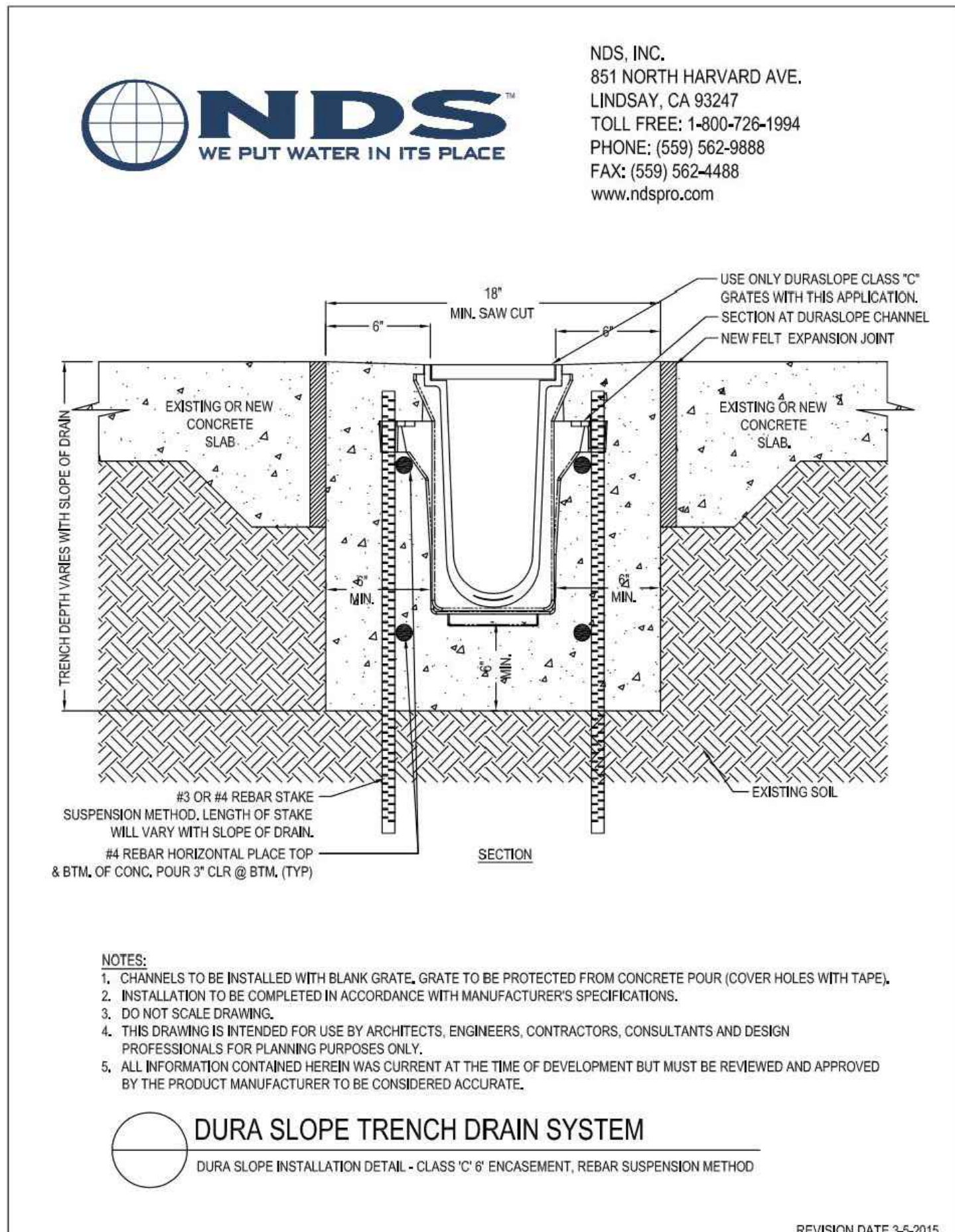
1 Metal Screen Wall
L-601 Scale: 1/2" = 1' - 0"



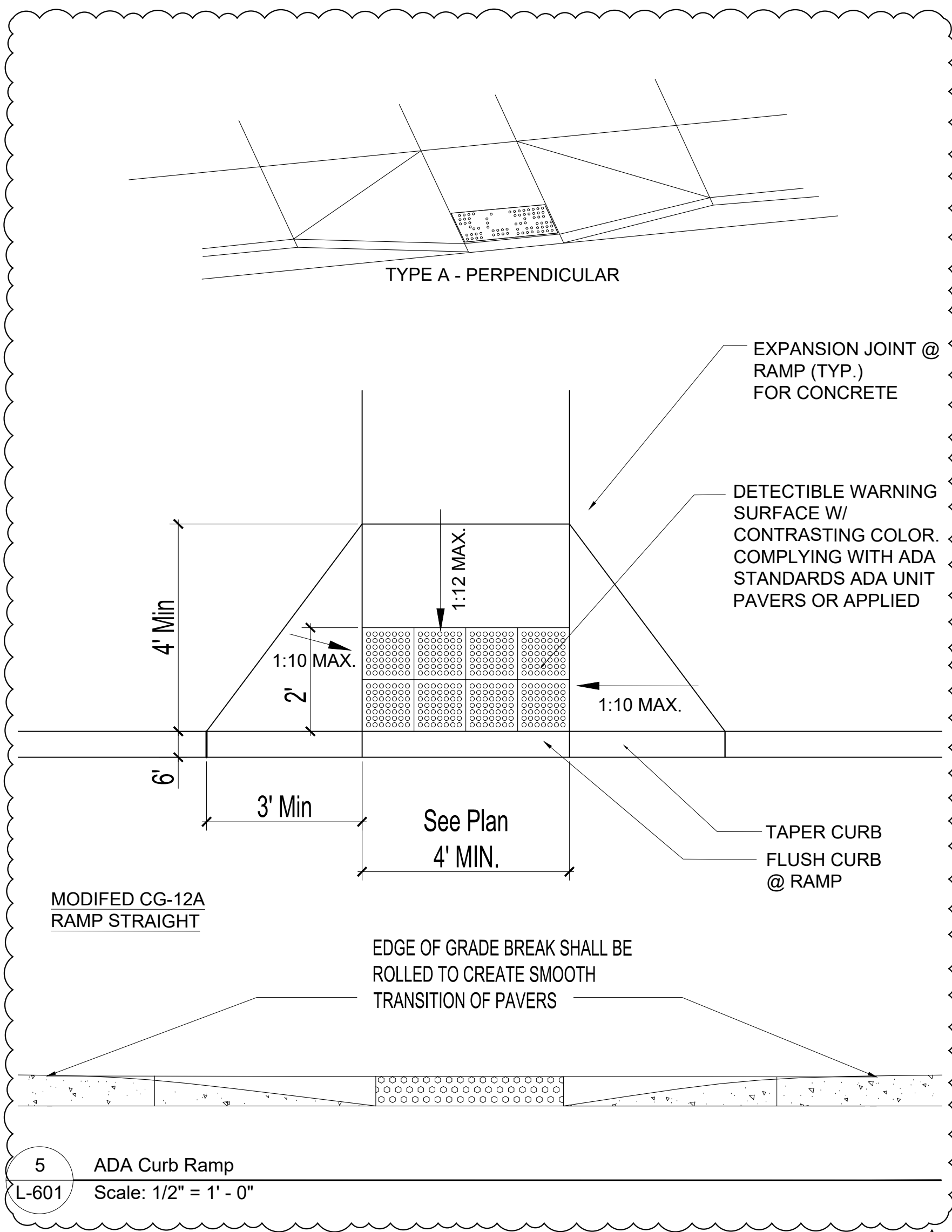
2 ADA Ramp
L-601 Scale: 3/4" = 1' - 0"



3 24" ADS Nyloplast Drain
L-601 N.T.S.

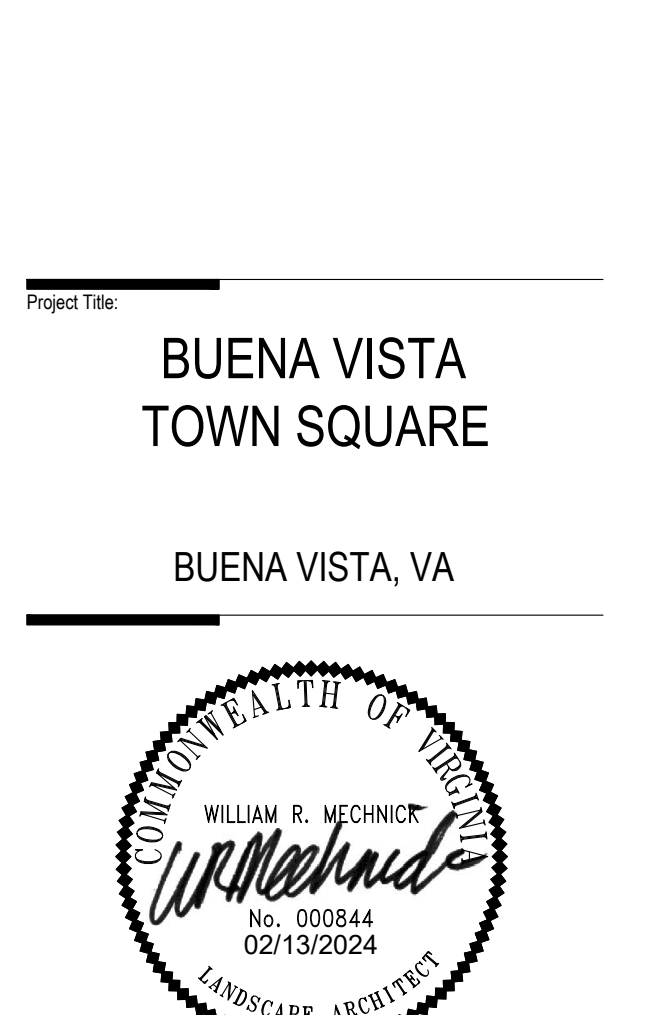


4 TRENCH DRAIN
L-601 N.T.S.



5 ADA Curb Ramp
L-601 Scale: 1/2" = 1' - 0"

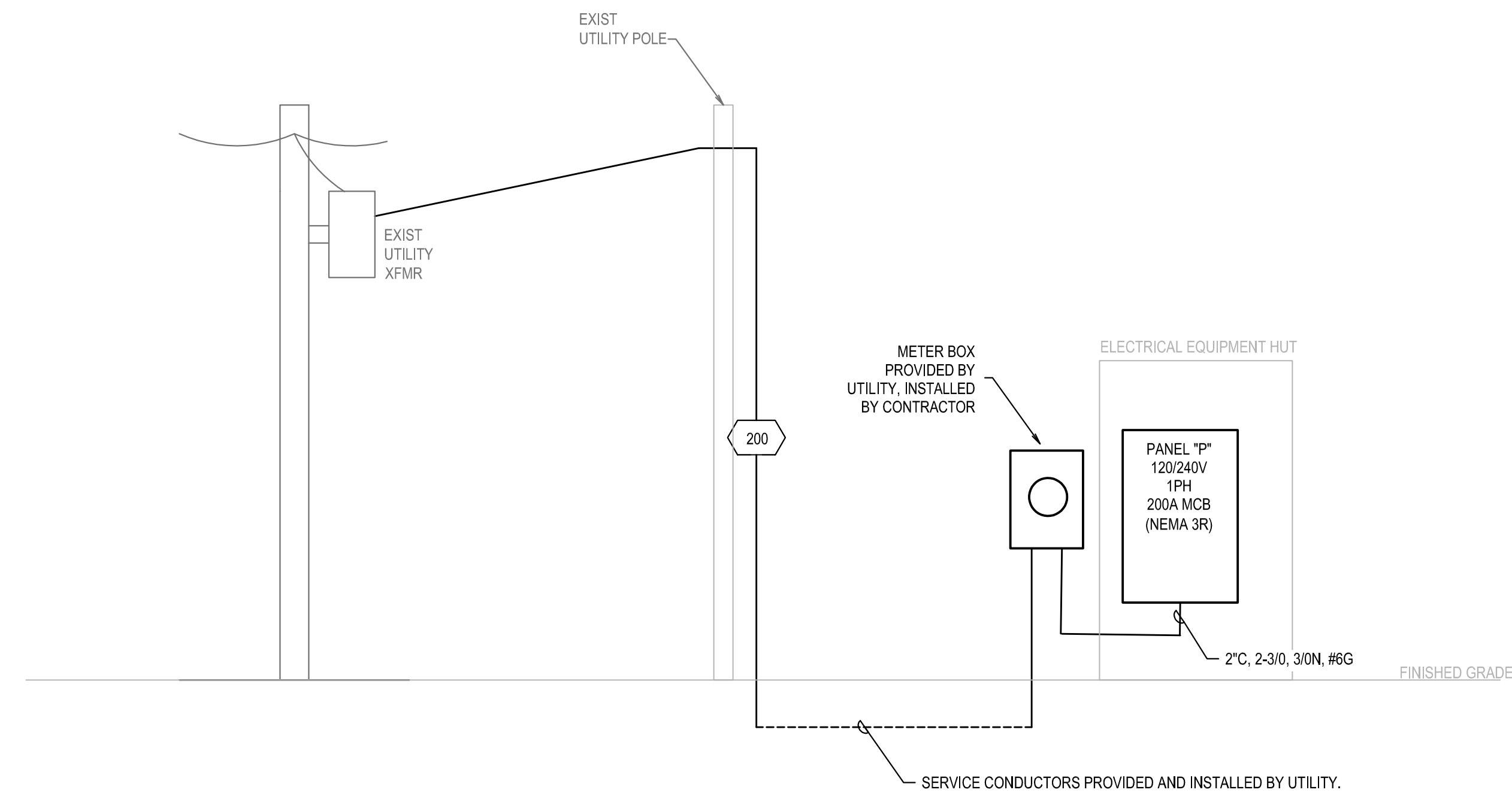
In Association With:
Project Title:
Key Plan:
Project Title:
BUENA VISTA TOWN SQUARE
BUENA VISTA, VA



No.	Revision	Date
1	-All concrete to be standard (not integral)	3/11/2024
2	-4" curb replaces mountable curb detail	
3	-Added detail for ADA curb ramp for 4" curb	
4	-3 parking spaces will be concrete instead of asphalt	
5	-Added spot grades and dimensions to ADA ramp	

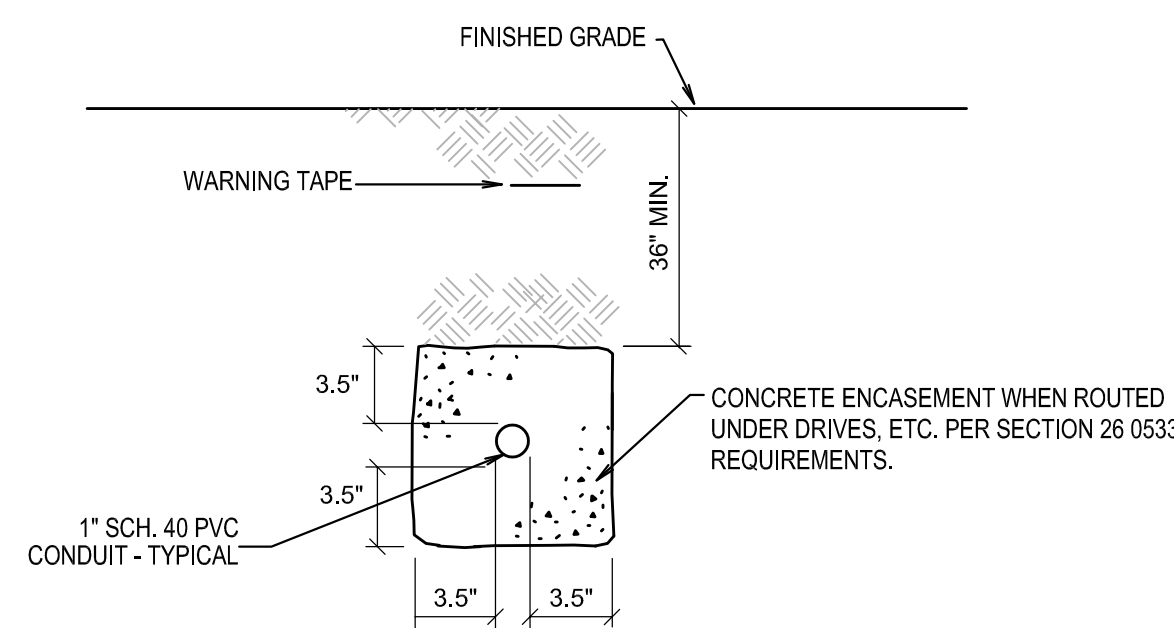
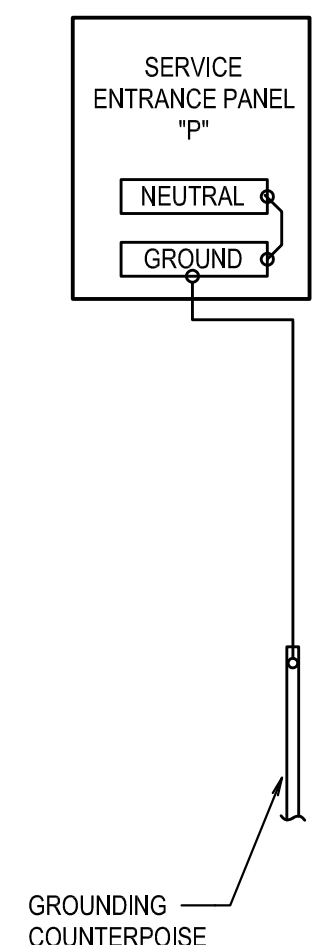
Drawn by: BJS Checked by: JEM
Scale: Date: 03/25/2024
Issued for:

CONSTRUCTION SET
Drawing Title:
SITE DETAILS
Drawing Number:
L-601
Project Number:
XXX-XXXX



1
E-000
POWER RISER DIAGRAM
SCALE: NONE

2
E-000
TYPICAL SERVICE GROUNDING DETAIL
SCALE: NONE



4
E-000
DIRECT BURIED CONDUIT DETAIL - 1" PVC
SCALE: NONE

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH USBC 2018 AND 2017 NEC.
- COORDINATE WITH DOMINION ENERGY FOR SERVICE. COMPLY WITH ALL REQUIREMENTS PER DOMINION BLUE BOOK.
- COORDINATE ALL WORK WITH THE CONSTRUCTION COMPLETION SCHEDULE SPECIFIED FOR THE PROJECT AND WITH ALL OTHER TRADES TO ENSURE THAT PROJECT IS COMPLETED ON SCHEDULE.
- ELECTRICAL CONTRACTOR(S) SHALL COORDINATE THEIR WORK WITH ALL TRADE PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO, LANDSCAPE, CIVIL AND PLUMBING) AS IT AFFECTS OTHER TRADES. TO BE FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- THE DESIGN IS BASED ON MANUFACTURERS AND MODEL INDICATED AND IS INTENDED TO SHOW THE GENERAL SIZE, CONFIGURATION, LOCATION, CONNECTIONS, AND/OR SUPPORT FOR EQUIPMENT OR SYSTEMS WITH RELATION TO THE OTHER BUILDING SYSTEMS. SEE SPECIFICATION SECTIONS FOR TECHNICAL REQUIREMENTS.

LEGEND

- UNDERGROUND CONDUITWIRING
- ⊗ POST-TOP LIGHT FIXTURE. SUBSCRIPT INDICATES FIXTURE TYPE.
- SURFACE MOUNTED EXTERIOR LIGHT. SUBSCRIPT INDICATES FIXTURE TYPE.
- ⊕ 20A, 120V, DUPLEX RECEPTACLE. SUBSCRIPT "WP" INDICATES WEATHERPROOF AND GFCI TYPE.
- ⊙ SPECIAL RECEPTACLE, NEMA TYPE AS INDICATED.
- ⊙ JUNCTION BOX
- ⊙ WALL MOUNTED PHOTOCELL
- S WALL SWITCH AT 48" AFF TO TOP OF BOX

ABBREVIATIONS

- A AMP
- GND GROUND
- LTG LIGHTING
- MFR MANUFACTURER
- MIN MINIMUM
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- WP WEATHERPROOF

In Association With:



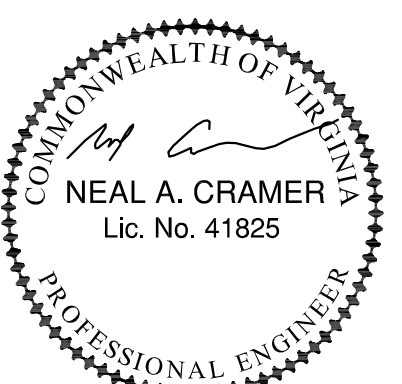
ENERGY BY DESIGN
100 10th St. NE, Suite 202
Charlottesville, VA 22902
2RW.com

Key Plan

Project Title

BUENA VISTA TOWN SQUARE

BUENA VISTA, VA



No. Revision Date

Drawn by BJP Checked by KRT

Scale Date 02/13/2024

Issued for

BID DOCUMENTS

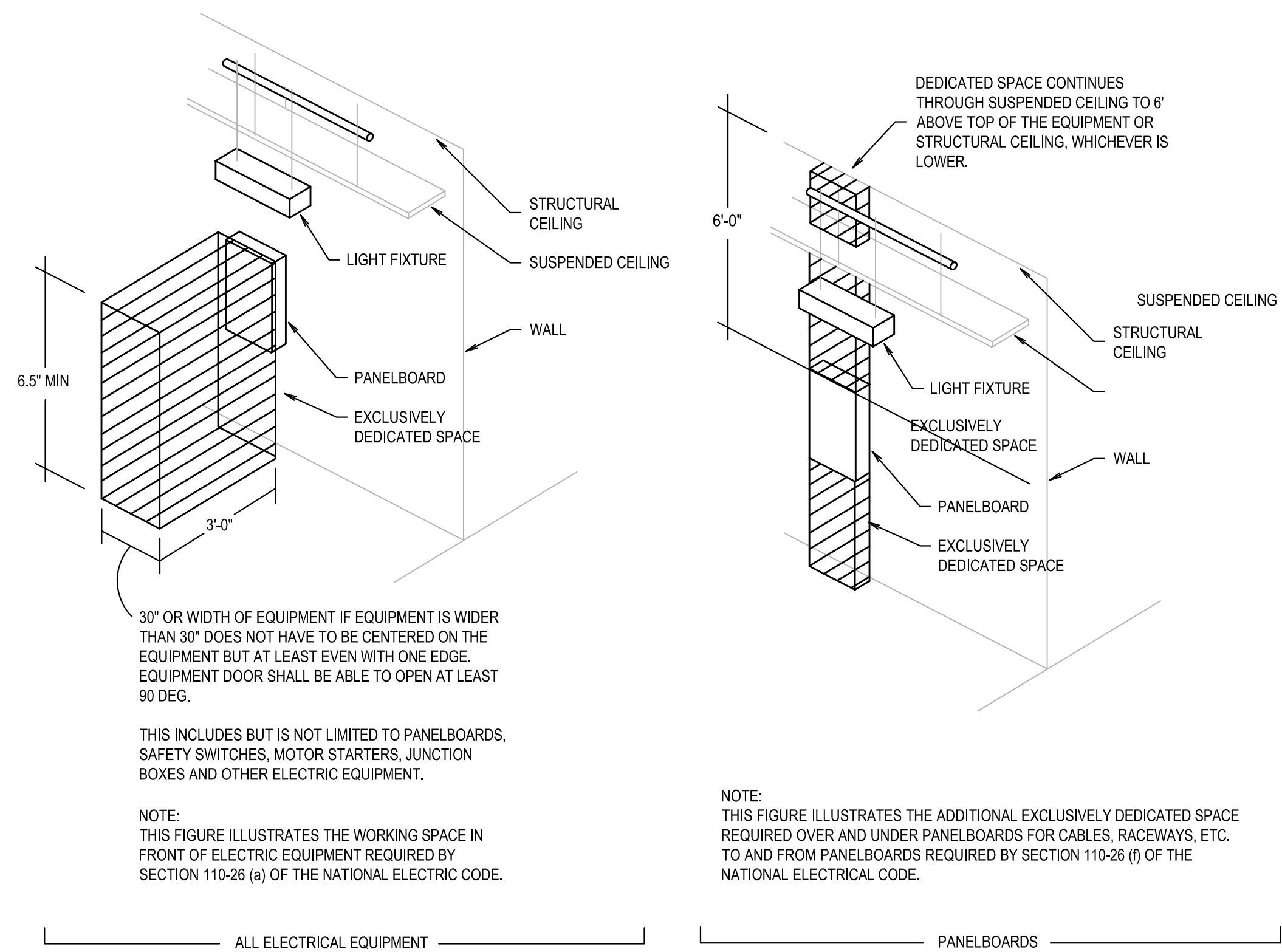
Drawing Title

LEGEND, SCHEDULES, DETAILS

Drawing Number

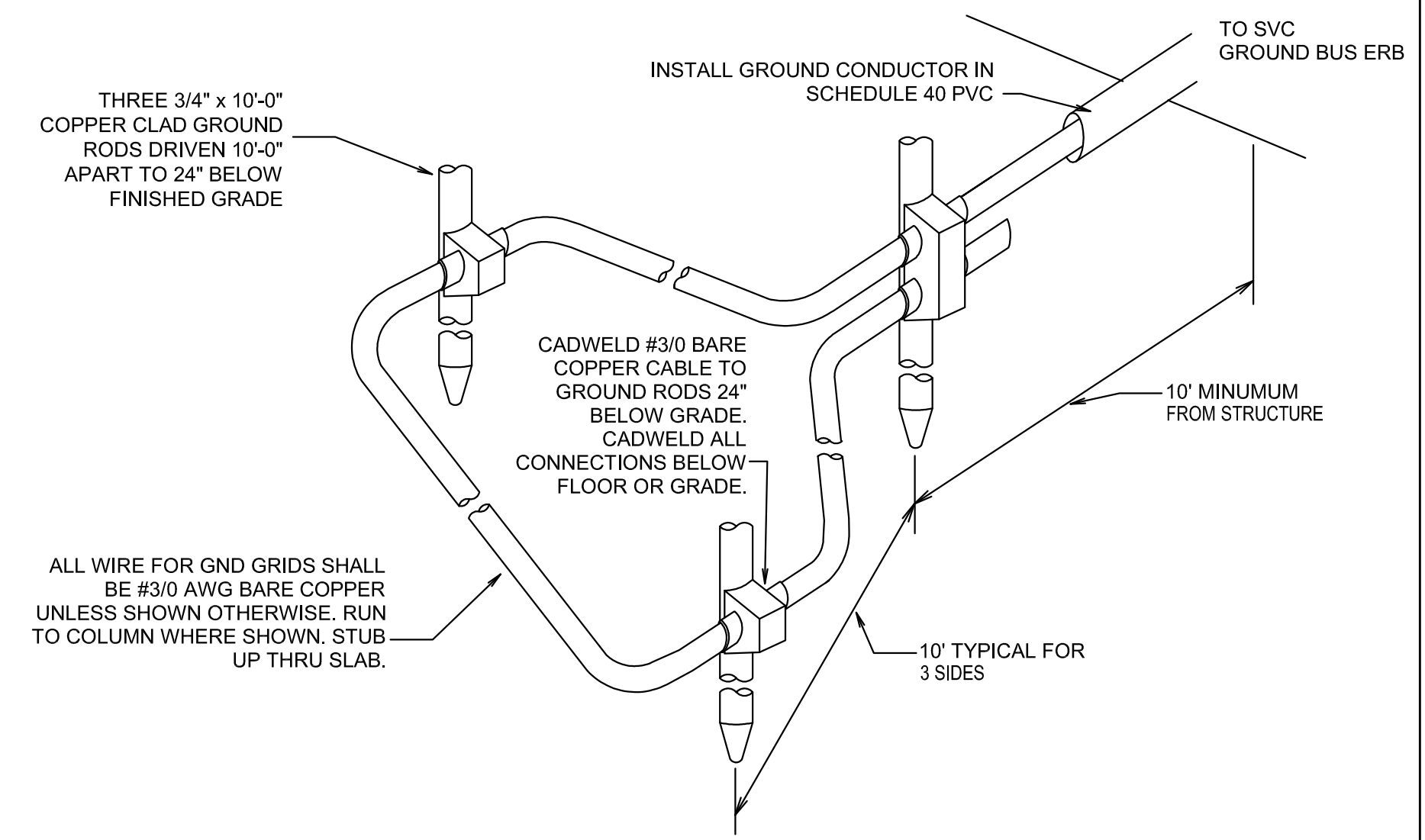
E-000

Project Number 23-095



3
E-000
DEDICATED WORKING SPACE FOR EQUIPMENT
SCALE: NONE

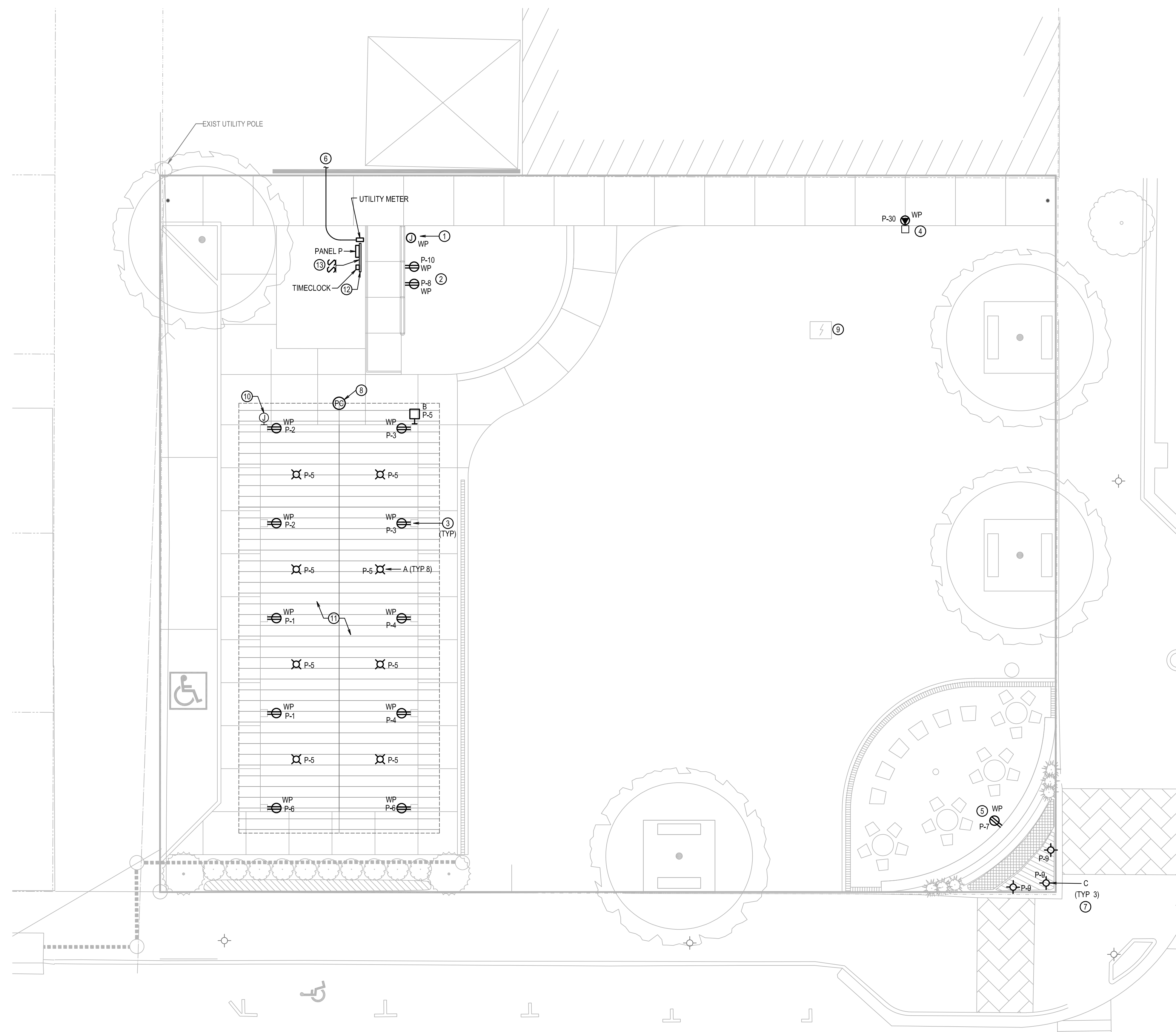
5
E-000
GROUNDING COUNTERPOISE DETAIL
SCALE: NONE



PANEL NO.: P		BUS AMPS: 200A		FED FROM: Utility Xfmr		INTEGRAL SPD: NONE			
PHASES: 1		MAIN CB AMPS: 200A		MOUNTING: SURFACE		LOCATION: ELECTRICAL ROOM			
VOLTS: 240V		A/C RATING: 10,000 MINIMUM		PANEL TYPE: LIGHTING AND APPLIANCE		USAGE: SERVICE ENTRANCE			
CIRCUIT	LOAD	DESCRIPTION	NOTES	BREAKER	BREAKER	NOTES	DESCRIPTION	LOAD	CIRCUIT
SETS WIRE NEUT GND COND.	AMPS			POLE AMP.	AMP POLE			AMPS	SETS WIRE NEUT GND COND.
1 #12 #12 #12 3/4"	8.3	PAVILION RECEPTACLES		1 20 1 A 2 20 1			PAVILION RECEPTACLES	8.3	1 #12 #12 #12 3/4"
1 #12 #12 #12 3/4"	8.3	PAVILION RECEPTACLES		1 20 3 B 4 20 1			PAVILION RECEPTACLES	8.3	1 #12 #12 #12 3/4"
1 #12 #12 #12 3/4"	3.0	PAVILION LTS		1 20 5 A 6 20 1			PAVILION RECEPTACLES	3.3	1 #12 #12 #12 3/4"
1 #12 #12 #12 3/4"	1.7	HOLIDAY TREE LTS RECEPTACLE		1 20 7 B 8 20 1			RECEPTACLE - STAGE	8.3	1 #12 #12 #12 3/4"
1 #12 #12 #12 3/4"	1.0	PARK SIGN LTS		1 20 9 A 10 20 1			RECEPTACLE - STAGE	8.3	1 #12 #12 #12 3/4"
	0.0	SPARE		1 20 11 B 12 20 1			SPARE	0.0	
	0.0	SPARE		1 20 13 A 14 20 1			SPARE	0.0	
	0.0	SPARE		1 20 15 B 16 20 1			SPARE	0.0	
	0.0	SPARE		1 20 17 A 18 20 1			SPARE	0.0	
	0.0	SPARE		1 - 19 B 20 20 1			SPARE	0.0	
	0.0	SPARE		1 - 21 A 22 20 1			SPARE	0.0	
	0.0	SPARE		1 - 23 B 24 20 1			SPARE	0.0	
	0.0	SPARE		1 - 25 A 26 20 1			SPARE	0.0	
	0.0	SPARE		1 - 27 B 28 20 1			SPARE	0.0	
	0.0	SPARE		1 - 29 A 30 30 1			FOOD TRUCK RECEPTACLE	23.3	1 #10 #10 #10 3/4"

LOAD SUMMARY	CON. KVA	%	DEM. KVA
RECEPTACLES	6.6	code	6.6
MOTORS	0	100%	0
LIGHTS (INT.)	0	100%	0
LIGHTS (EXT.)	0.48	100%	0.48
HVAC (HEAT)	0	100%	0
HVAC (COOL)	0	100%	0
VENTILATION	0	100%	0
KITCHEN	0	65%	0
EMERGENCY	0	100%	0
MISC.	2.8	100%	2.8
FUTURE	0	100%	0
OTHER	0	100%	0
TRACK	0	100%	0
LARGEST MTR	0	25%	0
TOTAL KVA	10 KVA		10 KVA
TOTAL AMPS	41 AMPS		41 AMPS

PANEL NOTES:
1. ADJUST ALL CONDUCTOR SIZES FOR VOLTAGE DROP PER SPECIFICATIONS.



1 SITE PLAN
SCALE: 1" = 8'-0"

GENERAL NOTES

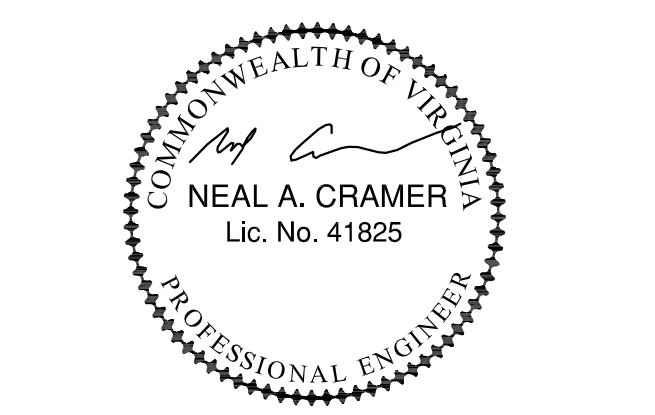
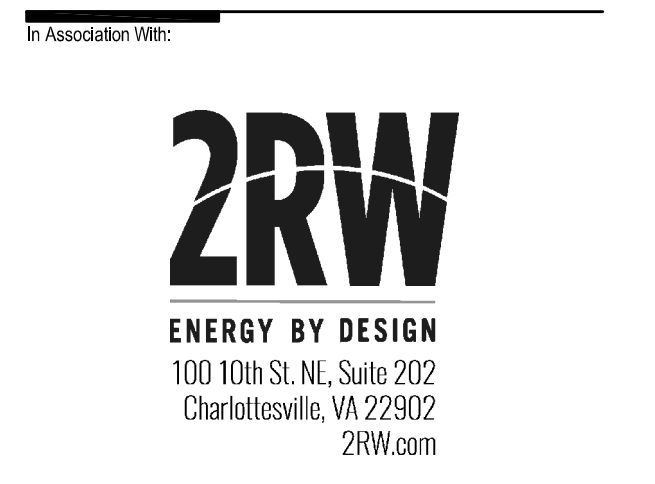
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH VUSBC 2018 AND 2017 NEC.
2. COORDINATE ALL WORK WITH THE CONSTRUCTION COMPLETION SCHEDULE SPECIFIED FOR THE PROJECT AND WITH ALL OTHER TRADES TO ENSURE THAT PROJECT IS COMPLETED ON SCHEDULE.
3. ELECTRICAL CONTRACTOR(S) SHALL COORDINATE THEIR WORK WITH ALL TRADE PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO, LANDSCAPE, CIVIL AND PLUMBING) AS IT AFFECTS OTHER TRADES, TO BE FOLLOWED, WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
4. THE DESIGN IS BASED ON MANUFACTURERS AND MODEL INDICATED AND IS INTENDED TO SHOW THE GENERAL SIZE, CONFIGURATION, LOCATION, CONNECTIONS, AND/OR SUPPORT FOR EQUIPMENT OR SYSTEMS WITH RELATION TO THE OTHER BUILDING/SYSTEMS. SEE SPECIFICATION SECTIONS FOR TECHNICAL REQUIREMENTS.

LIGHTING CONTROL NOTES

1. PROVIDE ELECTRONIC TIMECLOCK WITH SELECTABLE PHOTOCELL INPUT TO CONTROL SIGN LIGHTING.

KEY NOTES

1. PROVIDE NEMA 3R JUNCTION BOX, 6"x6"x4", SC TYPE FOR FUTURE LIGHTING MOUNTED TO HANDRAIL AT LEAST 24" AFF OF STAGE. ACCESSIBLE STAGE SIDE. PROVIDE (2) 1" C BUSHED ENDS AND PULL STRING, STUBBED UP TO JUNCTION BOX. INSTALL RACEWAY UNDERGROUND FROM PANEL. COORDINATE WITH LANDSCAPE ARCHITECT.
2. PROVIDE DEDICATED WP RECEPTACLE IN CAST METAL DEVICE BOX, MOUNTED TO HANDRAIL AT LEAST 24" AFF OF STAGE. PROVIDE LOCKABLE, LOW PROFILE METAL WP COVER. INSTALL RACEWAY UNDERGROUND FROM PANEL BP. COORDINATE WITH LANDSCAPE ARCHITECT TO INSTALL CONDUIT PRIOR TO PREFABRICATED RESTROOM INSTALLATION.
3. PROVIDE A DEDICATED WP RECEPTACLE IN CAST METALLIC DEVICE BOX, SURFACE MOUNTED TO PAVILION COLUMN AT LEAST 24" AFF. PROVIDE LOCKABLE, LOW PROFILE, METALLIC WP COVER. TYPICAL (1) RECEPTACLE PER COLUMN. PROVIDE RACEWAY TO OUTLET FROM STRUCTURE ABOVE. CONCEAL FROM VIEW AS POSSIBLE.
4. PROVIDE NEMA 5-30R AT 24" AFF WITH LOCKABLE, LOW PROFILE, METALLIC WP WHILE-IN-USE COVER. INSTALL RACEWAY UNDERGROUND FROM PANEL BP.
5. PROVIDE A DEDICATED WP RECEPTACLE CONTROLLED BY PHOTOCELL. MOUNT HORIZONTALLY AND RECESS IN BRICK SEAT WALL IMMEDIATELY BELOW THE SEAT WALL CONCRETE CAP. PROVIDE LOCKABLE, LOW PROFILE METALLIC WP WHILE-IN-USE COVER. DIRECT BURY BRANCH CIRCUIT RACEWAY ADJACENT TO 1" WATER LINE WHERE POSSIBLE.
6. STUB OUT SERVICE ENTRANCE CONDUIT TO 1" BEYOND EDGE OF SIDEWALK. CONFIRM UTILITY SERVICE EASEMENT WITH ADJACENT OWNER.
7. PROVIDE 3/4" C WITH BUSHINGS AND PULL STRING FROM PANEL BP STUBBED UP 12" ABOVE FINISHED GRADE FOR IN-GROUND FLOOD SIGN LIGHTING. DIRECT BURY BRANCH CIRCUIT RACEWAY ADJACENT TO 1" WATER LINE WHERE POSSIBLE.
8. PROVIDE PHOTOCELL FOR DUSK TO DAWN CONTROL OF ALL SITE LIGHTING. MOUNT AT PAVILION EAVE ON NORTH SIDE.
9. EXISTING UTILITY SERVICE AND METER TO BE DEMOLISHED. COORDINATE WITH UTILITY PRIOR TO PROJECT START.
10. PROVIDE NEMA 3R JUNCTION BOX. SIZE AS REQUIRED. NEAR ROOF AT INTERSECTION OF PAVILION BEAMS ON NORTH EAST CORNER. LOCATE JUNCTION BOX TO BE INCONSPICUOUS AS POSSIBLE. HOMERUN ALL CIRCUITS SERVING PAVILION LOADS FROM THIS JUNCTION BOX TO PANEL P. CONTRACTOR MAY COMBINE CIRCUITS IN RACEWAY TO LIMIT NUMBER OF CONDUITS. MAX CONDUIT SIZE IS 1". COORDINATE WITH LANDSCAPE ARCHITECT TO STUB UP CONDUITS PRIOR TO PREFABRICATED STRUCTURE INSTALLATION.
11. INSTALL RACEWAY TO ALL PAVILION OUTLETS AND DEVICES FROM STRUCTURE ABOVE. CONCEAL JUNCTION BOXES AND RACEWAY FROM VIEW AS POSSIBLE.
12. RACK MOUNT PANEL P AND ELECTRONIC TIMECLOCK IN WEATHERPROOF ENCLOSURES ON UNISTRUT RACK.
13. PROVIDE SWITCH FOR PAVILION LIGHTS, TYPE A. AND SWITCH FOR FLOOD LIGHT, TYPE B. MOUNT SWITCHES TOGETHER IN A SAME WEATHERPROOF DEVICE BOX, SURFACE MOUNTED AT 48" AFF ADJACENT TO PANEL.



No.	Revision	Date

Drawn by BJP Checked by KRT
Scale Date 02/13/2024
Issued for

BID DOCUMENTS

Drawing Title

SITE PLAN

Drawing Number

E-100

Project Number
23-095

