

Infrastructure Committee Meeting
AGENDA
May 7, 2019 - 2:00 PM
Conference Room A/B/C, Second Floor

Committee Members: Chairman Mark Dudenhefer, Meg Bohmke and Cindy Shelton

INFRASTRUCTURE COMMITTEE MEETING AGENDA

1. ROUTE 1 & TELEGRAPH/WOODSTOCK INTERSECTION
2. VDOT REVENUE SHARING & TRANSPORTATION ALTERNATIVES
PROGRAM PROJECT APPLICATIONS
3. HISTORIC PORT OF FALMOUTH BEACH
4. LEASE OF DUFF GREEN PARK PROPERTY TO THE PATAWOMECK TRIBE
5. DISCUSSION OF PPEA PROCESS FOR COURTHOUSE CONSTRUCTION

Next IC meeting is scheduled for June 4, 2019

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INFRASTRUCTURE COMMITTEE MEETING AGENDA

Subject:	
Route 1 & Telegraph/Woodstock Intersection	
Recommended Action:	
Move forward with original Smart Scale concept with an estimated cost of \$7.5 million.	
Committee/Commission Recommendation:	
Fiscal Impact:	District:
\$7.5M estimated project cost (reduced from the original \$8.8M)	
Overview:	
<p>The current project scope is to construct a new connector roadway and traffic signal between Telegraph Road and Woodstock Lane and has been estimated to cost \$11.2 million. This estimated cost far exceeds the \$8.8 million in funding available for the project. Since this is a Smart-Scale funded project, the County would be 100% responsible for any cost increases over the \$8.8 million. In order to reduce project costs, County staff recommends scaling back the current project to the original Smart Scale project to bring costs back in line with the budget.</p>	
Discussion/Analysis:	
<p>The initial Smart Scale application included conceptual drawings showing the modification of the Route 1 intersection with Woodstock Lane and a re-alignment of the intersection with Telegraph Road with a new traffic signal. This project was estimated to cost \$8.8 million and was awarded Smart Scale money.</p> <p>Sometime after this, a developer approached the County with an alternative concept; offering to donate right-of-way in exchange for a new road across their property, connecting with Route 1. Staff worked with VDOT to modify the project scope and eventually the modification was accepted by VDOT and plan development of the alternative concept began. When project plan development reached the 40% stage,</p>	

a new cost estimate was run. This cost estimate came out to approximately \$11.2 million due to increases in right- of-way and utility impacts and additional construction costs.

When staff realized that anticipated costs far exceeded the project budget, staff met with the consultant engineer and with VDOT to determine how to best scale back the project to come within budget. After some discussion, it was decided that the best course of action would be reverting back to the originally submitted Smart Scale concept as this would provide for the necessary safety improvements and decrease the project cost.

Staff asked the consultant engineer to draft preliminary plans and determine the associated costs. The preliminary concept has been drafted and the revised project cost is estimated to be \$7.5 million, well within the \$8.8 million budget.

Attachments:

1. Initial Smart Scale Concept
2. Developer Concept
3. Consultant Layout - Developer Concept
4. Consultant Layout - Orig Smart Scale Concept

Summary/Conclusion:

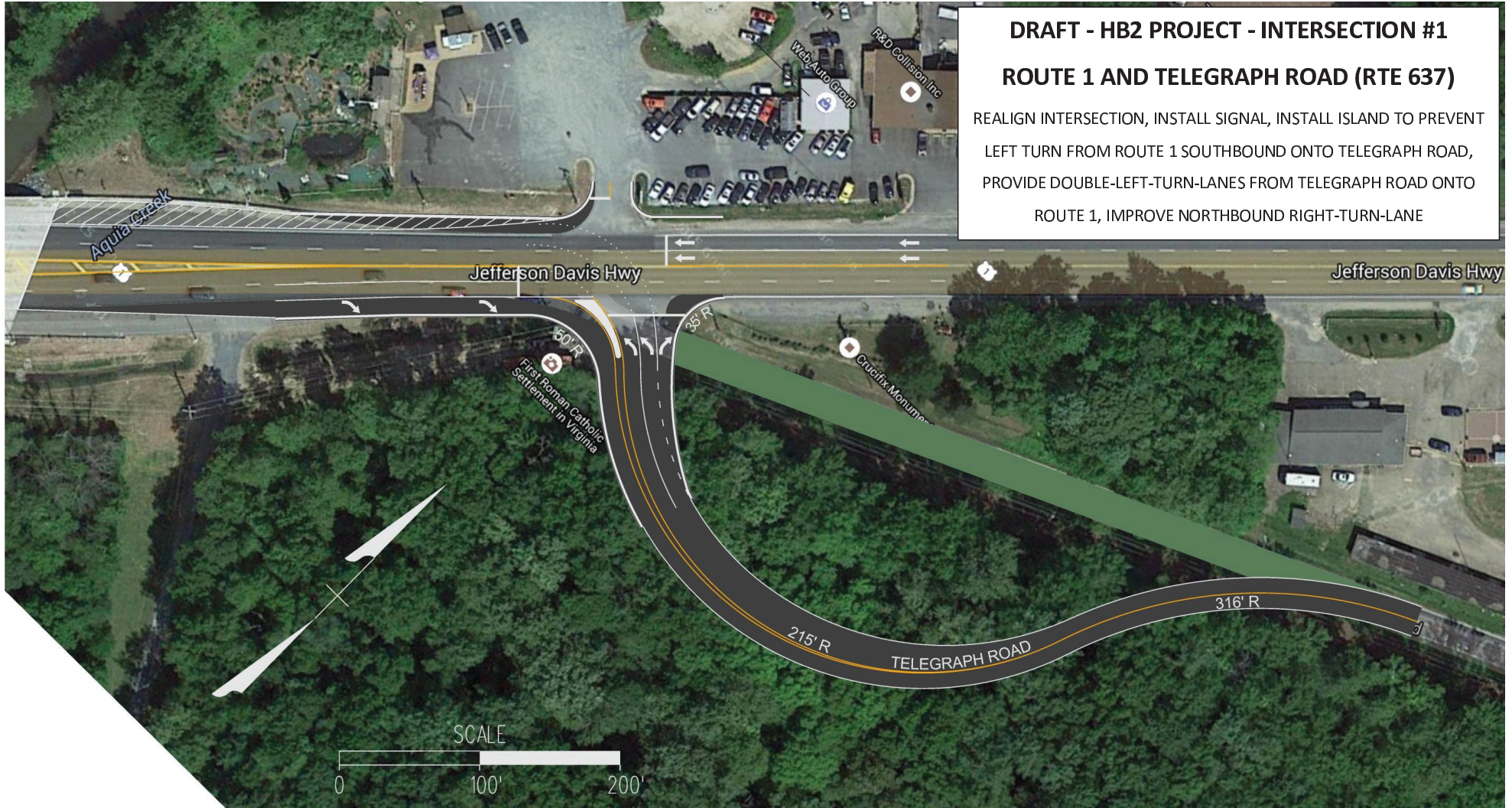
Staff recommends scaling back the current project and moving forward with the original Smart Scale design concept at an estimated cost of \$7.5 million.

Strategic Priorities:

Responsive Transportation System

Reviewed By:

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DRAFT - HB2 PROJECT - INTERSECTION #2

ROUTE 1 AND WOODSTOCK LANE (RTE 639)

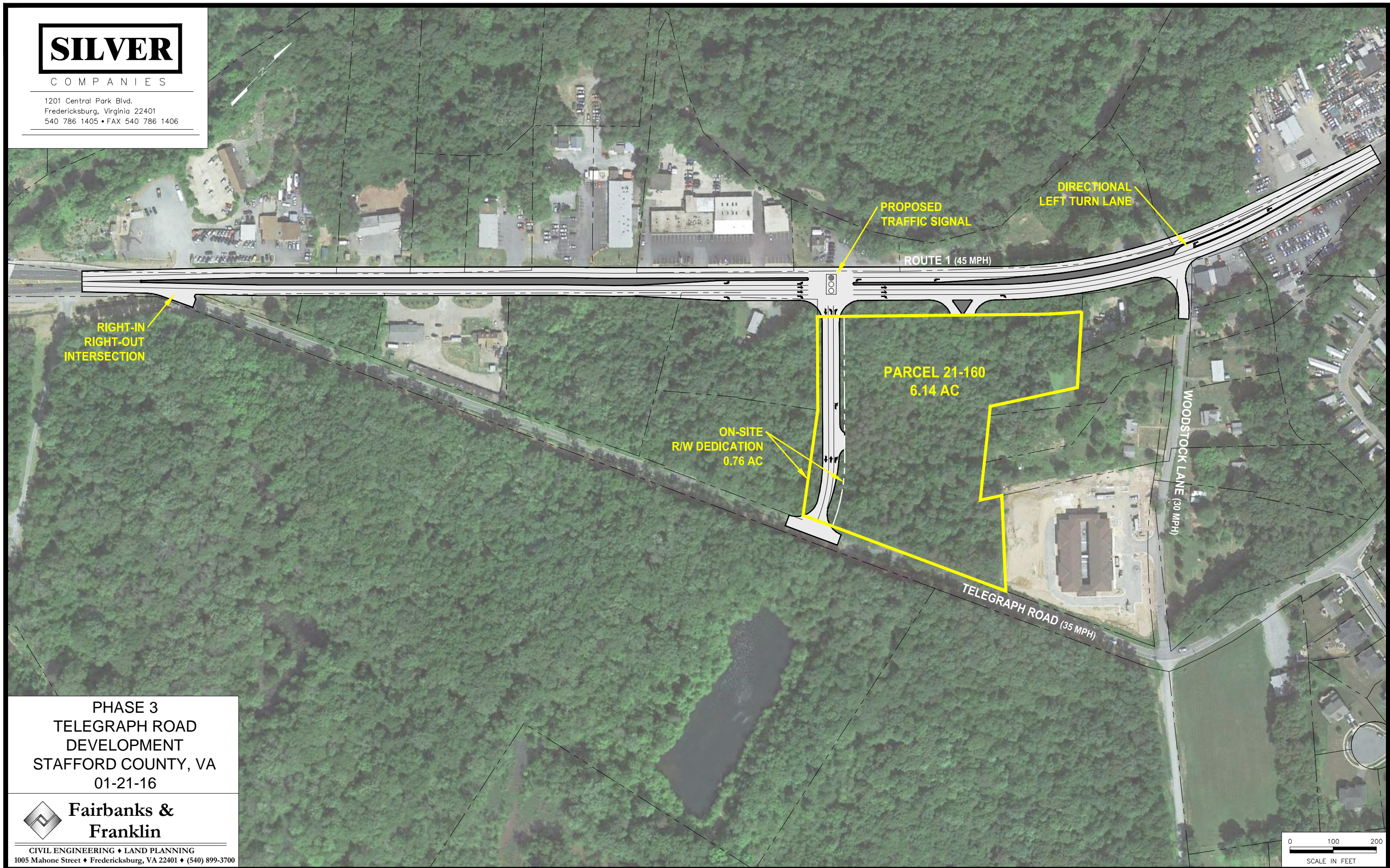
REALIGN INTERSECTION, INSTALL SOUTHBOUND LEFT-TURN-LANE
INSTALL MEDIAN (SLOTTED-LEFT) TO PREVENT LEFTS-OUT FROM
CONNECTING ROADWAYS, IMPROVE NORTHBOUND RIGHT-TURN-LANE,
GUINNS LANE CONNECTION/ENTRANCE (RI/RO) TO BE DETERMINED

NOTE: FUTURE SIGNAL OPTIONAL

SILVER

C O M P A N I E S

1201 Central Park Blvd.
Fredericksburg, Virginia 22401
540 786 1405 • FAX 540 786 1406

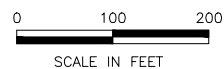


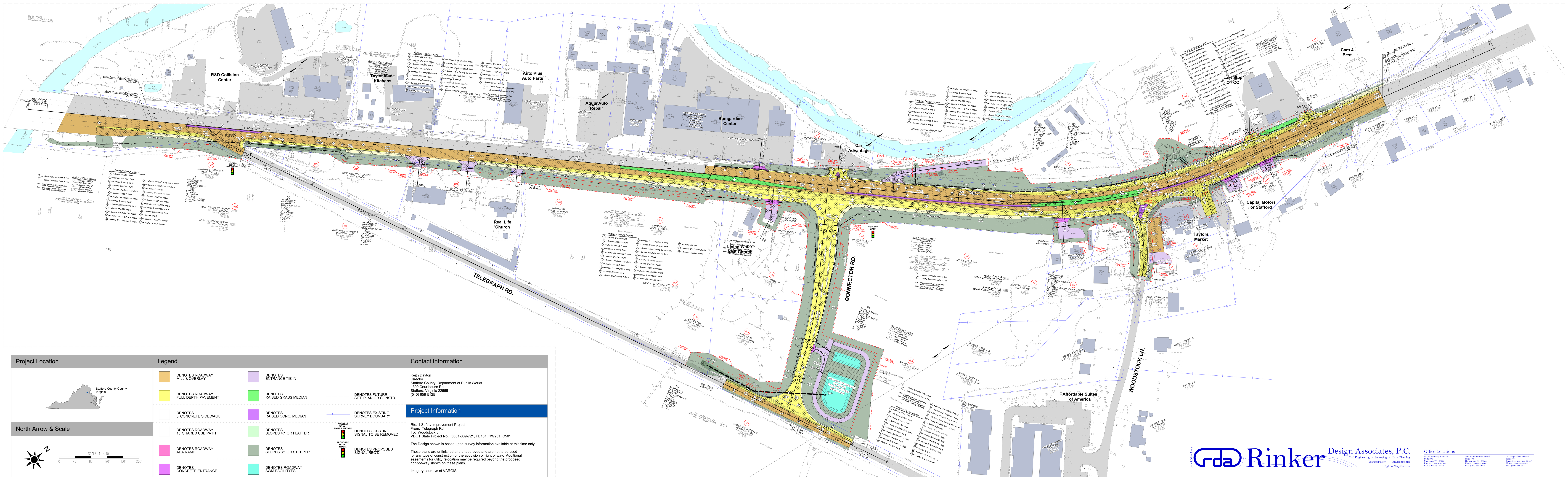
PHASE 3
TELEGRAPH ROAD
DEVELOPMENT
STAFFORD COUNTY, VA
01-21-16



**Fairbanks &
Franklin**

CIVIL ENGINEERING ♦ LAND PLANNING
1005 Mahone Street ♦ Fredericksburg, VA 22401 ♦ (540) 899-3700





Project Location

Stafford County Virginia

Legend

DENOTES ROADWAY MILL & OVERLAY	DENOTES ENTRANCE TIE IN
DENOTES ROADWAY FULL DEPTH PAVEMENT	DENOTES RAISED GRASS MEDIAN
DENOTES 5' CONCRETE SIDEWALK	DENOTES RAISED CONC. MEDIAN
DENOTES ROADWAY 10' SHARED USE PATH	DENOTES SLOPES 4:1 OR FLATTER
DENOTES ROADWAY ADA RAMP	DENOTES SLOPES 3:1 OR STEEPER
DENOTES CONCRETE ENTRANCE	DENOTES ROADWAY SWM FACILITIES

DENOTES FUTURE SITE PLAN OR CONSTR.

DENOTES EXISTING SURVEY BOUNDARY

DENOTES EXISTING SIGNAL TO BE REMOVED

DENOTES PROPOSED SIGNAL REQ'D

Contact Information

Keith Dayton
Director
Stafford County, Department of Public Works
1300 Courthouse Rd.
Stafford, Virginia 22555
(540) 658-5125

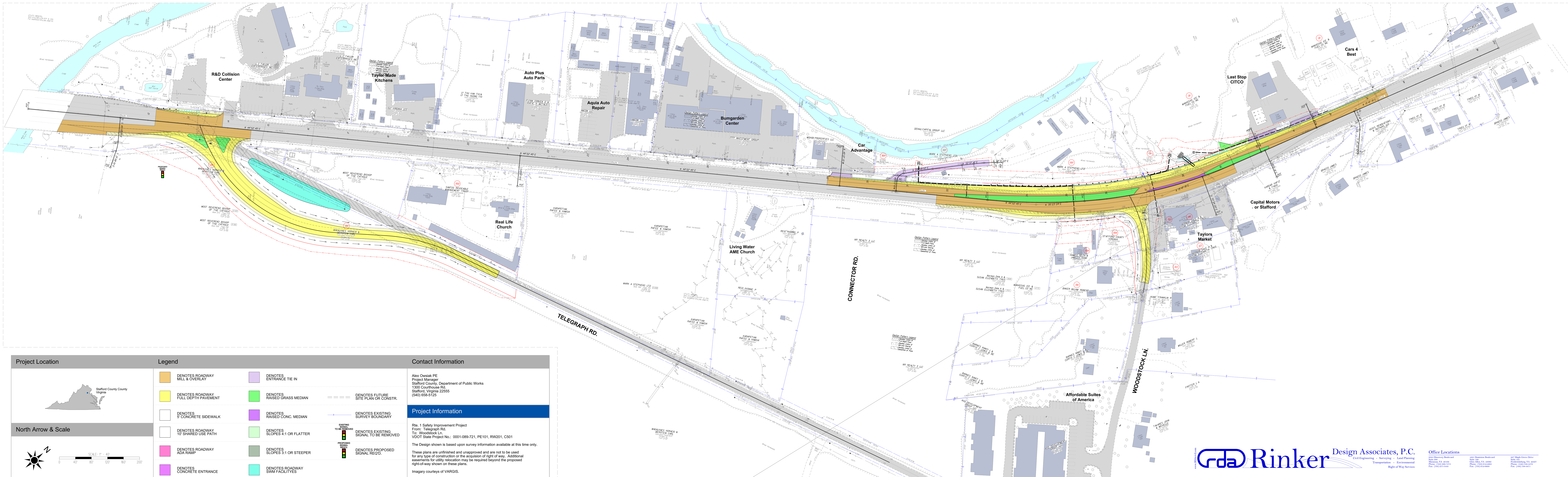
Project Information

Rte. 1 Safety Improvement Project
From: Telegraph Rd.
To: Woodstock Ln.
VDOT State Project No.: 0001-089-721, PE101, RW201, C501

The Design shown is based upon survey information available at this time only.

These plans are unfinished and unapproved and are not to be used for any type of construction or the acquisition of right of way. Additional easements for utility relocation may be required beyond the proposed right-of-way shown on these plans.

Imagery courtesy of VARGIS.



Project Location

North Arrow & Scale

Legend

DENOTES ROADWAY MILL & OVERLAY	DENOTES ENTRANCE TIE IN	DENOTES FUTURE SITE PLAN OR CONSTR.
DENOTES ROADWAY FULL DEPTH PAVEMENT	DENOTES RAISED GRASS MEDIAN	DENOTES EXISTING SURVEY BOUNDARY
DENOTES 5' CONCRETE SIDEWALK	DENOTES RAISED CONC. MEDIAN	DENOTES EXISTING SIGNAL TO BE REMOVED
DENOTES ROADWAY 10' SHARED USE PATH	DENOTES SLOPES 4:1 OR FLATTER	DENOTES PROPOSED SIGNAL REQ'D.
DENOTES ROADWAY ADA RAMP	DENOTES SLOPES 3:1 OR STEEPER	
DENOTES CONCRETE ENTRANCE	DENOTES ROADWAY SWM FACILITIES	

Contact Information

Alex Owsiak PE
Project Manager
Stafford County Department of Public Works
1300 Courthouse Rd.
Stafford, Virginia 22555
(540) 658-5125

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Committee Members: Chairman Mark Dudenhefer, Meg Bohmke and Cindy Shelton
INFRASTRUCTURE COMMITTEE MEETING AGENDA

Subject:	
VDOT Revenue Sharing & Transportation Alternatives Program Project Applications	
Recommended Action:	
The Committee is asked to provide direction on the projects to be researched and presented to the Board for consideration of Revenue Sharing and Transportation Alternatives Program applications.	
Committee/Commission Recommendation:	
N/A	
Fiscal Impact:	District:
<p>To be determined based on input from the Committee but all together, staff has estimated approximately \$3.36 million in County funds to use as leverage for almost \$8 million in total funding.</p> <p>For Revenue Sharing, anticipated fiscal impacts are as follows:</p> <ul style="list-style-type: none"> • Enon Road - asking for \$3.1 million - \$1.55M County match • Berea Church Road - asking for \$315K - \$157K County match • Route 1/630 Intersection - asking for \$2.5M - \$1.25M County match <p>For the Transportation Alternatives sidewalk projects, staff is anticipating the County match would be approximately \$200K for each project, for a total of \$400K. The bus shelter is estimated to cost \$40K with the County contributing \$5K.</p>	
Overview:	
In past years, the application cycle for VDOT's Revenue Sharing and Transportation Alternatives Programs began in August. New this year, applicants will be required to submit a pre-application for both programs by July 1st to be considered for funding.	

Staff has identified three CIP transportation projects to apply for additional Revenue Sharing funding: Route 1 & Courthouse Road Intersection Improvement Project, Berea Church Road Safety Improvement Project, and the Enon Road & Route 1 Improvement Project.

For the Transportation Alternatives Program, staff has identified two sidewalk projects and a bus shelter project to apply for funding: Greenspring Drive Sidewalk (Mine Road to Park & Ride Lot), Staffordboro Boulevard Sidewalk (Park & Ride Lot to Pike Place), and a new FRED bus shelter at the George L. Gordon, Jr. Administration Center.

Discussion/Analysis:

Funding for the next two-year cycle of VDOT's Revenue Sharing Program will be made available July 1, 2020 and July 1, 2021, respectively. For this year's Revenue Sharing applications, staff has identified three transportation projects to apply for funding. Additional funding is needed on the Route 1 & Courthouse Road Intersection Improvement Project and the Berea Church Road Safety Improvement Project due to increased costs associated with right-of-way acquisition, utility relocation, and construction. Staff is also proposing that the County apply for additional funding for the Enon Road & Route 1 Improvements. Staff is currently working with our consultant engineers to update project cost estimates.

Funding for the next two-year cycle of VDOT's Transportation Alternatives Program will be made available October 1, 2020, and October 1, 2021, respectively. Staff has identified two sidewalk projects and a bus shelter as possible candidates for funding. However, none of these projects are currently identified in our CIP. They could be added as a part of next year's process.

Staff reviewed the existing Sidewalk Needs database and felt that the following two sidewalk projects would provide the best return on investment given their connectivity with Park & Ride lots, well worn "goat paths" suggesting lots of pedestrian activity, relatively flat grades, and minimal right of way or utility relocation issues.

The Greenspring Drive Sidewalk project would construct the missing sidewalk segments along Greenspring Drive between Mine Road and the VDOT Park & Ride Lot. The Staffordboro Boulevard Sidewalk project would construct the final section of sidewalk linking the Park & Ride Lot with the Sunningdale Meadows, Foxwood Village, and Woodstream residential neighborhoods.

Staff is also proposing a funding application to install a bus shelter at the Stafford Government Center to protect FRED bus riders from inclement weather.

Attachments:

1. Sidewalk Needs Database

Summary/Conclusion:

Based on the direction received from the Infrastructure Committee, staff will develop cost estimates

and prepare funding applications and Board resolutions based on the projects and priorities selected.

Strategic Priorities:

Responsive Transportation System

Reviewed By:

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County Sidewalk Projects
Draft Priority Listing

			Tier Criteria- Score each project 1-5 in each of the following categories. 1=low value 5= high value. Max score for the project will be 30.						
Map #	Segment Name	Length	Substantial Pedestrian Use	Safety Concerns	Connection to Other Pedestrian Accommodations	Connection between Residential and Municipal Properties (e.g. Schools, Parks, etc.)	Constructability/Cost	Property Acquisition Concerns	Total Score
19	Staffordboro Blvd	256							
21	Stafford Market Place	275							
5	Hampton Park Rd	600							
39	Deacon Road (VDOT)	1,400							
40	Butler Road (VDOT)	850							
41	Castle Rock Road (VDOT)	330							
18	Juggins Rd (Chadwick to Doc Stone)	1,000	4	4	4	4	5	4	25
31	South Gateway Drive	900	4	4	4	4	4	4	24
33	Manning Drive	880	4	4	4	3	4	4	23
3	Walpole St	468	4	3	4	4	3	4	22
17	Juggins Rd extended, water tank (VDOT)	530	4	2	4	3	5	4	22
26	Streetscape	1,530	4	4	4	5	4	1	22
14	Onville Rd (south of Barrett Heights)	1,570	3	5	4	3	3	3	21
29	Den-Rich Road (Telegraph Road to Widewater Elementary School)	2,160	2	4	4	4	4	3	21
20	Staffordboro Blvd	1,700	3	3	4	4	4	3	21
22	Mine Rd (Garrisonville to Cathedral Ln)	4,300	4	4	4	3	2	4	21
16	Brafferton Blvd	1,500	3	4	3	4	4	3	21
6	Eustace Rd (north of Northampton Blvd)	3,600	4	3	4	4	2	3	20
23	Greenspring Dr. (including gap)	1,500	2	3	4	3	4	4	20
28	Telegraph Road (Den-Rich Road to Shirley Heim School)	930	2	4	3	4	4	3	20
37	Leeland Rd (Walnut Dr. to Deacon Rd)	2,200	4	4	3	4	3	2	20
13	Onville Rd (north of Sky Terrace)	1,350	2	5	2	3	3	3	18
12	Oak Rd	450	2	2	3	3	4	4	18
7	Berkshire Dr.	380	2	2	3	3	4	4	18
30	Telegraph Road (Clark Lane to Den-Rich Road)	1,120	2	4	2	4	3	3	18
8	Oakridge Dr. (Garrisonville to Austin Dr.)	3,700	2	3	3	3	2	4	17
38	Deacon Road (Leeland Road to Mintwood Dr./Adrian Way)	3,200	3	3	3	3	3	2	17
2	Flatford Rd (Parkway Blvd to Winding Creek)	1,250	3	3	3	3	3	2	17
25	Austin Ridge Rd (to Courthouse Rd)	3,000	2	2	3	2	3	4	16
1	Shelton Shop Rd (Garrisonville Rd to Winding Creek Rd)	2,300	3	3	3	3	2	2	16
9	Fritters Ln	3,200	2	3	3	2	3	2	15
34	Morton Road (Hickory Ridge Dr. to Primmer House Rd.)	2,850	2	3	2	3	3	2	15
11	Barrett Heights Rd (Office Park to Onville Rd)	725	2	3	3	2	3	2	15
10	Barrett Heights Road (Office Park to Garrisonville Rd.)	2,400	2	3	3	2	3	1	14
15	Evans Ln	1,500	2	1	2	2	4	3	14
27	Coal Landing Rd (Greenridge Dr. to Confederate Way)	575	1	2	1	3	4	3	14
36	Leeland Rd (Morton Rd to VRE Station)	2,100	1	3	1	2	4	3	14
32	Streets within the Olde Forge area: Short Street, Thomas Lane, Musselman Road	2,500	3	2	2	2	3	2	14
4	Hampton Park Rd	970	2	1	3	3	2	2	13
35	Morton Rd (Hickory Ridge Dr. to Leeland Rd)	2,300	1	3	1	2	3	2	12
24	Extension of North Vine Place	1,000	2	1	2	2	2	1	10
				Underway	Proposed	Completed			

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INFRASTRUCTURE COMMITTEE MEETING AGENDA

Subject:	
Historic Port of Falmouth Beach	
Recommended Action:	
This item is a discussion to determine a consensus on opening or closing the Historic Port of Falmouth Beach for 2019 while long term use of the beach is considered in the year ahead.	
Committee/Commission Recommendation:	
This item was discussed at the April 2nd Infrastructure Committee and requested to be brought for further consideration.	
Fiscal Impact:	District:
N/A	
Overview:	
A flood occurred in June of 2018 causing an accumulation of significant debris to be placed on the area of the Historic Port of Falmouth Beach. A portion of the beach was opened to the public in August of 2018. The Beach area has now been cleaned of debris as part of the Team Rubicon Emergency Management Exercise. However, a pile of debris remains adjacent to the parking lot.	
Discussion/Analysis:	
<p>The Historic Port of Falmouth Beach has long been used for activities such as fishing, kayaking/canoeing and swimming. The Beach was closed in late June through late August in 2018 due to flooding and debris accumulation. Annually, the Department of Parks, Recreation and Community Facilities spends approximately \$25,000 on staffing and operation of the Beach during the summer months. This total varies from year to year, depending on the number of days the Beach is closed for inclement weather and/or flooding.</p> <p>In order to open the Beach for the summer of 2019 there are several items to consider:</p> <ul style="list-style-type: none"> • A pile of debris still remains near the parking lot. The beach can be opened with the pile of debris as 	

long as it is fenced off with orange safety fencing and appropriate signage is supplied.

- Consultation and clearance from Risk Management, Fire/Rescue Department and the Sheriff's Office for health and safety concerns related to the debris pile.
- Costs to prepare for operating (safety fencing, repair grills, signage, life buoy, etc.) of approximately \$1,000.
- Normal operating costs for the summer months are approximately \$25,000.

Considerations if the Beach were to be closed:

- Reduced calls for service from the Sheriff's Office and the Fire/Rescue Department.
- Loss of use by those who enjoy the area.
- Public concern over access to the Rappahannock River.

Additionally, a Rappahannock River Round Table was held in February by Supervisor Coen to discuss potential ways to communicate flooding conditions and potential methods to mitigate flooding in the Beach area. The findings and potential options for flood communication and flood mitigation will be brought to a future Infrastructure Committee, once further analysis of the options has been completed.

Attachments:

None

Summary/Conclusion:

The Department has worked very hard to contain costs and control expenditures related to cleaning up the debris from the Historic Port of Falmouth Beach. The Department can open the Beach as normal with very little preparation costs, as long as the pile of debris can remain on site, is enclosed with fencing and meets the requirements of Risk Management, Fire/Rescue and the Sheriff's Office.

Strategic Priorities:

The Heartbeat of Recreation, History and Culture

Reviewed By:

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INFRASTRUCTURE COMMITTEE MEETING AGENDA

Subject:	
Lease of Duff Green Park Property to the Patawomeck Tribe	
Recommended Action:	
Determine a consensus to move forward with developing a lease agreement based on the proposal submitted by the Patawomeck Tribe.	
Committee/Commission Recommendation:	
Parks and Recreation Commission recommended approval of the concept of a lease agreement. Once the lease agreement is developed, it would go back to the Parks and Recreation Commission for a recommendation.	
Fiscal Impact:	District:
None	
Overview:	
This will be an update on the Patawomeck Tribe's desire to lease land at Duff Green Park and the Duff Green House. The Tribe recently submitted a plan of action for leasing the Duff Green House and a portion of land surrounding the house.	
Discussion/Analysis:	
<p>The Tribe has submitted a Business Plan (attached). The Plan requests a lease agreement for the house and adjacent land. The request is for a 30-year lease with potentially 10-year options after 30 years. The exact amount of adjacent land is being worked out but will be somewhere in the 15-18 acre range. The Tribe proposed to make improvements to the house and site in three Phases:</p> <ul style="list-style-type: none"> Phase I – Cultural Village – walking trails with stations to experience pre-colonial life; renovate first floor of house, gardens, reforest with native trees; improve existing driveway and parking (\$91,000) – complete June 2020 with projected Revenue of \$127,100 and Operating Budget of \$109,069 Phase II – gardens, plantings, trails, parking, second floor of house for administrative uses (\$109,000) – complete June 2021 with projected Revenue of \$175,000 and Operating Budget of 	

\$166,718

- Phase III – increased marketing, additional improvements to house and grounds (\$134,000) – complete June 2022 with projected Revenue of \$162,200 and Operating Budget of \$135,517

The exact amount of time to complete these Phases is still being worked out and will be included in the lease agreement.

Attachments:

1. Patawomeck Tribe Business Plan

Summary/Conclusion:

Key considerations for the Infrastructure Committee include:

- Consensus to develop a lease agreement with the Patawomeck Tribe for Duff Green House and adjacent land.
- Length/term of the lease agreement.
- Time to complete each Phase of improvements.
- Permit admission charge and fund-raising events.
- Any restrictions desired on the lease pertaining to types of activities.

Next Steps:

- May 7th Infrastructure – general direction for staff to develop a lease agreement.
- County Attorney's Office finish developing lease agreement with Tribe
- Present lease agreement to the Parks and Recreation Commission for recommendation to the Board.
- Put on BOS Agenda to advertise a Public Hearing
- Public Hearing with BOS vote

Strategic Priorities:

The Heartbeat of Recreation, History and Culture

Reviewed By:

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BUSINESS PLAN

PATAWOMECK INDIAN TRIBE OF VIRGINIA INC.

1416 BRENT STREET
FREDERICKSBURG, VA. 22401



Executive Summary

The Patawomeck Indian Tribe of Virginia, Inc. is a registered 501c3 not for profit corporation operated by the Officers and Directors of the organization. We are seeking a grant of land or lease of the same from Stafford County, VA in order to achieve mutually beneficial goals.

The history of our tribe dates back hundreds of years in Stafford County. The Tribe was instrumental in the saving of the Jamestown colony, and played a critical role in the stability of the fledgling country. Stafford County's role in preserving Jamestown through the Patawomeck people, we believe, will be both an historic and a tourism draw for the region.

Our Driving Force: Education

Today, we educate between 10,000 and 12,000 students, schools and history buffs across VA yearly. An example is 2019 Earth Day. On April 18, 2019 we reconstructed key elements of our mobile village at Fort A.P. Hill for the annual Earth Day celebration. We educated 1,500 students alone on that day. We conduct similar classes, seminars and free sessions across the year.

Our History in Four Movements

Movement One - From Prehistoric to Pre-Colonial

For at least 1000 years before the known western world “discovered” The New World and established a settlement in Virginia, the Patawomeck people were developing a complex, integrated and agriculture-based society in the area known as South Stafford County.

From Jamestown to Aquia Stafford, a federation of tribes existed under a Chief of Chiefs. His name was Powhatan. He exerted strong influence over the federation directing the movement of goods and imposing taxes and tribute from the tribes under him. One of the tribes, rivalling his own in size, was the Patawomeck Tribe. The Patawomeck Tribe was the least compliant with Powhatan, exhibiting a strong

tendency towards an independent spirit. Powhatan married a woman from that tribe, perhaps to strengthen alliances. They had a daughter who would later play a critical role in English and Native American politics. Her name was Pocahontas.

Movement Two - The Colonial Era

By 1607 the English had established a settlement in Jamestown Va, unwelcome by Powhatan.

By 1610 the colonists experienced extreme starvation resulting in cannibalism in order to survive.

The rebel Patowomeck tribe traded with the English, providing food and preventing Jamestown from becoming another lost tribe such as Roanoke.

Powhatan was furious and the English at Jamestown survived.

Movement Three - Mass Genocide and The Diaspora

By 1666, the colonists were well established, and desiring even more land. The Patowomeck people continued to inhabit extremely fertile soil along the riverways, as their ancestors had before them. Conflicts ensued as the new settlers sought the land for their own agricultural purposes. The following order, resulting in genocide, was passed in the 1666 Virginia Legislature:

*Meeting at James City, July the 10th 1666: "...It is therefore ordered for revenge of the former and for the prevention of future mischiefs that the towns of Monzation, Nanzimond, and Port Tobacco with the **whole nation of the Doegs and Potomacks be forthwith prosecuted with war to their utter destruction if possible** and that their women and children and their goods or as much of it as shall be taken to **be disposed of** according to such instructions as shall be issued from the Right Honourable the Governor. And it is further ordered that **the said war be managed by such officers with such numbers of men and by such ways and means as the Governor shall think fit.***

From *Minutes of the General Council and General Court of Colonial Virginia*, edited by H. R. McIlwaine, Library of Virginia.

A surprise attack was mounted by armed soldiers against the Patowomeck and Doeg tribes, themselves armed with only arrows and handmade implements. So,

50 years after the saving of the early colonists from starvation, the very people who were saved, much stronger now, exacted a mass genocide by order of the Governor, murdering nearly every Patawomeck male, a few escaping. Sadly, by 1669, the Stafford County census showed zero Patawomeck males.

Movement Four - 1666 to Present Day

Many of the early families of Stafford County, who had been living peaceably with their Patawomeck neighbors for years, took in the surviving and shocked women and children, now destitute of home and land. The majority were assimilated into English, Irish and Scottish families settled in South Stafford, ultimately intermarrying and melding as a people. Tribal descendants of these women and children have kept the traditions and histories alive in South Stafford to this day.

In 2010, the governor of Virginia and the state legislature, with key assistance from then Speaker of The House, Bill Howell, granted state recognition.

The US Congress has now taken up Federal Recognition of the tribe, in a bipartisan effort under Congressman Wittman (R) and Congressman A. Donald McEachin (D) and that bill is working its way through Congress.

The tribe continues its contributions to the greater Stafford region with its Community Medical Clinics, Annual Scholarships, Benevolence Funds and Educational presentations.

However it does not have an actual home and conducts business and Tribal Council sessions in borrowed Church buildings and other locations it can find. It has invested thousands of dollars in reconstructed long houses and materials which it uses, as it teaches at Stafford schools, libraries and military bases.

The tribe is seeking a settled home in order to continue its mission.

[End of Executive Summary]

About Us

The Patawomeck Indian Tribe of Virginia, Inc. is a registered 501c3 not for profit corporation operated by the Officers and Directors of the organization, known as the Elected Tribal Council. The history of the Tribe pre-dates the 1300's in Stafford County. Our Tribe was instrumental in the saving of the Jamestown colony and therefore the founding of the country. Stafford County's role in preserving Jamestown through the Patawomeck people, we believe, will be an historical and tourism draw for the region.

Ownership and Management Structure

The Tribal Council makes all decisions regarding the operations of the organization. The council members are elected and serve three year terms. The council consists of a Chief and 10 council members.

7 Goals and Objectives

1. To preserve and protect the cultural elements of the Patawomeck Native American Tribe.
2. To create an experiential-learning, Native American Village similar to, but surpassing in quality and authenticity, the Jamestown Indian Village.
3. To establish a museum displaying artifacts housed here, as tribal possessions and eventually to receive the Patawomeck artifacts being curated in partnership with the Smithsonian Museum in Washington DC.
4. To provide a cultural center to offer lessons and classes in our Native American culture and further, to provide, in our own facility, classes in the Virginia Algonquian language.
5. To continue, in partnership with the University of Mary Washington, our joint archeological work on one of the tribal villages known as Quiough. This was once a key landmark and a main village in the Patawomeck network.
6. To continue to grow our relationship with the University of Virginia, Virginia Tech and the University of Mary Washington in striving for these goals. We will host lecturers from these universities at the cultural center.
7. To make these elements available to the people of Stafford County, and to welcome tourists, children and educators to the region.

The Vision - An Educational Museum and Cultural Village

Stafford's Patawomeck cultural village will provide the experience of a lifetime by offering up an immersion-based experience of life inside a Patawomeck Indian settlement in Stafford County circa 1491 and just prior to Western Europe's "discovery" of the new world. The experience will be hands on, educational, and immersive. As Stafford County's first people, our goal is to reconstruct a village larger and more historically accurate than Jamestown. Another differentiating factor will be that while Jamestown employs very few Native American workers in their reconstructed site, this one will have access to large numbers of tribal members as both the tribe and the cultural center are located here in Stafford County.

Business Sector


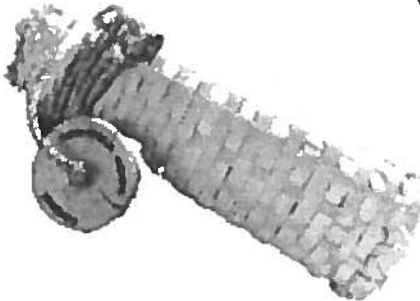
The organization currently operates in the following industries:
Educational Museum and Historical Tourism

Current Assets

3,000 Artifacts including War Clubs, Gardening Implements, Pottery and Ancient Weaponry (Dating 10,000 years old by The Virginia State Archeology Dept.)
A Mobile Village
2 Transportation Trailers
Audio Visual Equipment
Cash on hand: \$38,000.00

Intellectual Property

The tribe has applied for and received three trademarks from the US Patent and Trademark Office. They are:

The Name of the Tribe	"Patawomeck Indian Tribe of Virginia" (and all permutations thereof)
The Tribal Seal	 The seal is circular with a black background. It features a central white circle containing a stylized Native American figure. Surrounding this is a white ring with the text "PATOWMECK INDIANS" at the top and "PEOPLE OF VIRGINIA" at the bottom. A white feather is positioned to the left of the seal. Below the seal, the text "White Oak, Virginia" is written in a stylized, cursive font.
The Eel Pot Symbol	 The symbol depicts a traditional eel pot, which is a long, cylindrical container made of woven reeds or bark, with a circular lid or opening at one end.

Location Analysis

From a macro-geographic perspective, the Village is well suited to attract significant tourism traffic. We are located approximately one hour south of Washington DC and one hour north of the State Capitol. This location is more accessible to dense population centers than our nearest competitor, Jamestown.

Compared to the other, smaller Native American villages sprinkled across the state, none has the benefit of population proximity that the Patawomeck Tribe enjoys.

From a micro-geographic perspective, The Patawomeck Living Village and Cultural Center will be located within 2 miles of one of the key draws in Fredericksburg and Stafford County: George Washington's Boyhood Home.

The two sites will be synergistic with one another.

Established "Customers" and Experience

Our tribe visits about 10,000-12,000 students at various schools from Caroline County to Prince William County and many Private Schools. We also present 8-10 Living History Villages for Local Libraries, a group of local Museum History Camps, and a 4th of July event for Ferry Farm. All of these villages are well attended with approximately 1,200-1,500 in attendance at some.

Target Market

Our target market is Schools, History Buffs and Tourists within the 50 mile radius North to DC and South to Richmond. We see the village and cultural center as a venue beneficial to all ages, from 8-80. History is a strong draw in the area, and our experience in providing Hands-On-History (we educate 10 to 12 thousand children yearly) allows us to be well positioned to execute the mission. We will provide an "up-close and personal" historical experience for visitors. We are committed to teaching the Patawomeck (and therefore Stafford's) lead in the founding of the nation at a critical time. During the historical window of 1607-1666, early colonists struggled and eventually took root. The Patawomeck Tribe played a critical role in preserving the early settlers, breaking away from the existing anti-English federation. The Patawomecks assumed a very pro-English position, feeding and trading with the early settlers when the rest of the federation was in the process of starving and eliminating the new visitors. We believe the target market for the Living Village and Cultural Center will stretch across several states and multiple demographic profiles. Had it not been for the Patawomeck Indians continuing to trade with the English after being ordered by Chief Powhatan not to give them food, Jamestown could have become another lost colony.

Pricing and Funding Strategy

After extensive talks with Ferry Farm and the University of Mary Washington, we will implement a funding strategy which mirrors theirs. Very little to no revenue will come from admission ticket sales and the like. The bulk of our funding will come from private donations and grants, including special set-asides for Native American communities. We will also employ a legacy program for those wanting to make provisions for the tribe's continuance through their estate planning. We will receive donations onsite as well, just as several local museums and George Washington's Ferry Farm does.

Competitors

There is no direct competitor within a 2 hour drive of Stafford County. There are smaller tribal outposts sprinkled across Virginia, with perhaps the best known being Jamestown's reconstructed village. There are several synergistic landmarks and historical attractions within Stafford and in close proximity. A key example is George Washington's Boyhood Home. We believe these attractions will be bolstered by the Patowomeck Living Village as the sites are complementary and not substitutionary. We foresee opportunities for co-branded marketing and promotions, further strengthening Stafford's Tourism appeal.

Advertising

We will co-brand with attractions in the target-market's geography as well as local tourism departments such as Stafford's. We will employ social media and multiple digital avenues. We already have an established website and Facebook presence. We have a membership of 2,300 and the associated email distribution lists. We plan to open a new Facebook page with information about the museum and village (hours, events, etc.). We have hard-copy informational materials we give out at villages and all school visits we make.

Staffing

We plan to operate the inside of the museum with 1-2 people. The Living Village would be manned by at least 4-6 station guides. Initially they would be volunteer. Within 24 months, and depending upon demand, we will transition to paid staff. Within 2 years, we will also hire 1 full time grant writer to bolster financial support.

Phasing and Organizational Timeline

1. **Phase I - May 2019 to June 1 2020.** The cultural village will be our first work effort. Walking trails with stations for visitors to stop and experience the realism of a pre-colonial Patowomeck village as our ancestors would have cultivated and experienced. In Phase I, we will also commence improvements to the first floor of the house. To the west of the building, the visitor will experience indigenous gardens with plants and trees native to early Virginia. Please see the full color vision graphic. These could be planted in 2019 or spring 2020 and will provide years of enjoyment as they mature.

We plan to receive native corn and tobacco (not available to the public) from Virginia Tech, which maintains seeds dating to the colonial and pre-colonial eras. Their verbal commitment to the tribe to create an experience in Stafford unlike anything in proximity is strong and we appreciate their partnership. We also will reforest areas of the property with the Chinquapin and Diospyros Virginiana trees, (Persimmon). These are increasingly rare now due to development, but were once common to (and key food sources for) Native Americans. In partnership with Virginia Tech's forestry school, we will also establish other heirloom Virginia plants for authentic Native gardens. The property will be transformed from its current collection of scrub, mid 20th century undergrowth into an historically accurate circa 1491 landscape, transporting school children, nature lovers, arborists and tourists to Stafford back in time. Likewise, the property will increase in value.

The driveway and existing parking areas will be addressed with 50 tons of gravel and water permeable infrastructure. Project assumes 60 foot right of way from Rt 3 to the property and signage permission. We will avoid asphalt, concrete and man made, impermeable surface cover as much as possible. We will operate in as “green” and eco-friendly a manner as possible with respect for nature and natural surroundings. We will invest more than \$91,000 USD in the property (\$50,000 USD in the first floor of the Duff Green home proper), preparing it for its eventual use as a museum housing our artifacts. For detail on that investment, as well as to-scale drawings of the As-Is and To-Be floor plans, please refer to the Appendices.

2. **Phase II - June 2020-June 2021.** In phase two we will continue work on the gardens, plantings and trails. We will expand parking and turn our attention to the second floor used for administrative purposes. Our investment in the property will exceed \$109,000 (est) during this phase.
3. **In Phase III - June 2021-June 2022 -** we will invest an additional \$134,000 with increased marketing, along with house and grounds investments. For greater detail, please refer to the Phases documentation in the Appendix.

PHASE I

Patawomeck Indian Tribe of Virginia Inc.
Year Ending June 1, 2020

Revenues:

Gift shops	\$33,000.00
Fundraising events and craft sales	\$15,000.00
Dues	\$26,000.00
Grants	\$48,000.00
Donations	\$10,000.00
Less cost of goods sold	\$4,900.00
GROSS	\$127,100.00

Expenses:

Sales and marketing	\$6,000.00
Insurance	\$1,575.00
Legal and Professional Services	\$1,200.00
Utilities	\$5,500.00
Phase 1 Renovating first floor	54,296.50
Phase 1 Parking Lot/ Driveway	\$5,000.00
General maintenance	\$1,500.00
General office supplies	\$2,500.00
SCC fees	\$200.00
Phase 1 Outside Village / port a pots	\$9,298.00
Miscellaneous expenses	\$2,000.00
Part Time Help	\$10,000.00
Tribal Logo Hardscape	\$10,000.00
TOTAL EXPENSES:	\$109,069.00
NET INCOME	\$18,031.50

PHASE II

Patawomeck Indian Tribe of Virginia Inc.
Year Ending June 1, 2021

Revenues:

Gift shops	\$36,500.00
Fundraising events and craft sales	\$18,000.00
Dues	\$26,000.00
Grants	\$65,000.00
Donations	\$37,000.00
Less cost of goods sold	\$7,500.00
GROSS	\$175,000.00

Expenses:

Sales and marketing	\$6,500.00
Insurance	\$1,800.00
Legal and Professional Services	\$1,400.00
Utilities	\$6,500.00
Renovating second floor	\$30,026.00
Expand Grounds	\$5,000.00
General maintenance	\$1,500.00
General office supplies	\$3,000.00
SCC fees	\$200.00
Grant writer part time	\$25,000.00
Miscellaneous expenses	\$2,500.00
Covered Stage	\$23,792.00
Expand parking	\$48,000.00
Part Time Help	\$11,500.00
TOTAL EXPENSES:	\$166,718.00
NET INCOME	\$8,282.00

PHASE III

Patawomeck Indian Tribe of Virginia Inc.
Year Ending June 1, 2022

Revenues:

Gift shops	\$41,000.00
Fundraising events and craft sales	\$21,000.00
Dues	\$33,500.00
Grants	\$63,000.00
Donations	\$13,700.00
Less cost of goods sold	\$10,000.00
GROSS	\$162,200.00

Expenses:

Sales and Marketing	\$10,000.00
Insurance	\$2,500.00
Legal and Professional Services	\$1,700.00
Utilities	\$7,400.00
Second floor	\$40,841.00
Parking lot expansion	\$5,076.00
General maintenance	\$1,700.00
General office	\$4,000.00
SCC fees	\$300.00
Grant writer, full time	\$45,000.00
Miscellaneous expenses	\$3,000.00
Part Time Help	\$14,000.00
TOTAL EXPENSES:	\$135,517.00
NET INCOME	\$26,683.00

Appendices

1. Management Team Bios
2. Floor Plans by Phase
3. Site Plans by Phase
4. Full Color Aerial Views
5. Special Thanks

Appendix One

Management Team/Select Tribal Council Bios

Charles Bullock - Mr. Bullock is the current, duly elected Tribal Chief. He has 20 years of experience in Class A construction and remodeling, having managed and operated his own company, R.A. Ellinger Inc. He is presently a Senior Building Inspector in Stafford County. He is highly respected in the community and under his leadership, volunteerism and unity within the tribe is at an all time high. His skills and force of presence will ensure the project efforts meet and surpass a high quality bar.

Dennis Harding - Mr. Harding is a successful entrepreneur and business owner. He founded and operates Kingdom Air HVAC which specializes in heating and cooling systems across Stafford, King George, the City of Fredericksburg, Spotsylvania and Caroline. He is also the owner of a remodeling and interior decorating firm. Mr Harding is the tribe's Assistant Chief. His knowledge of remodeling and real estate will ensure construction investments are wisely deployed.

Price Jett - Mr. Jett is treasurer of the tribe. He holds an MBA from Cornell University with a focus on Finance and has been a C level executive in a One Billion Dollar professional services firm with operations in Washington DC, London and India. His responsibilities have included managing more than \$100 Million in investments and a team of 500 employees across 5 continents. Mr Jett will ensure the executive management, financial management and fundraising efforts remain on track.

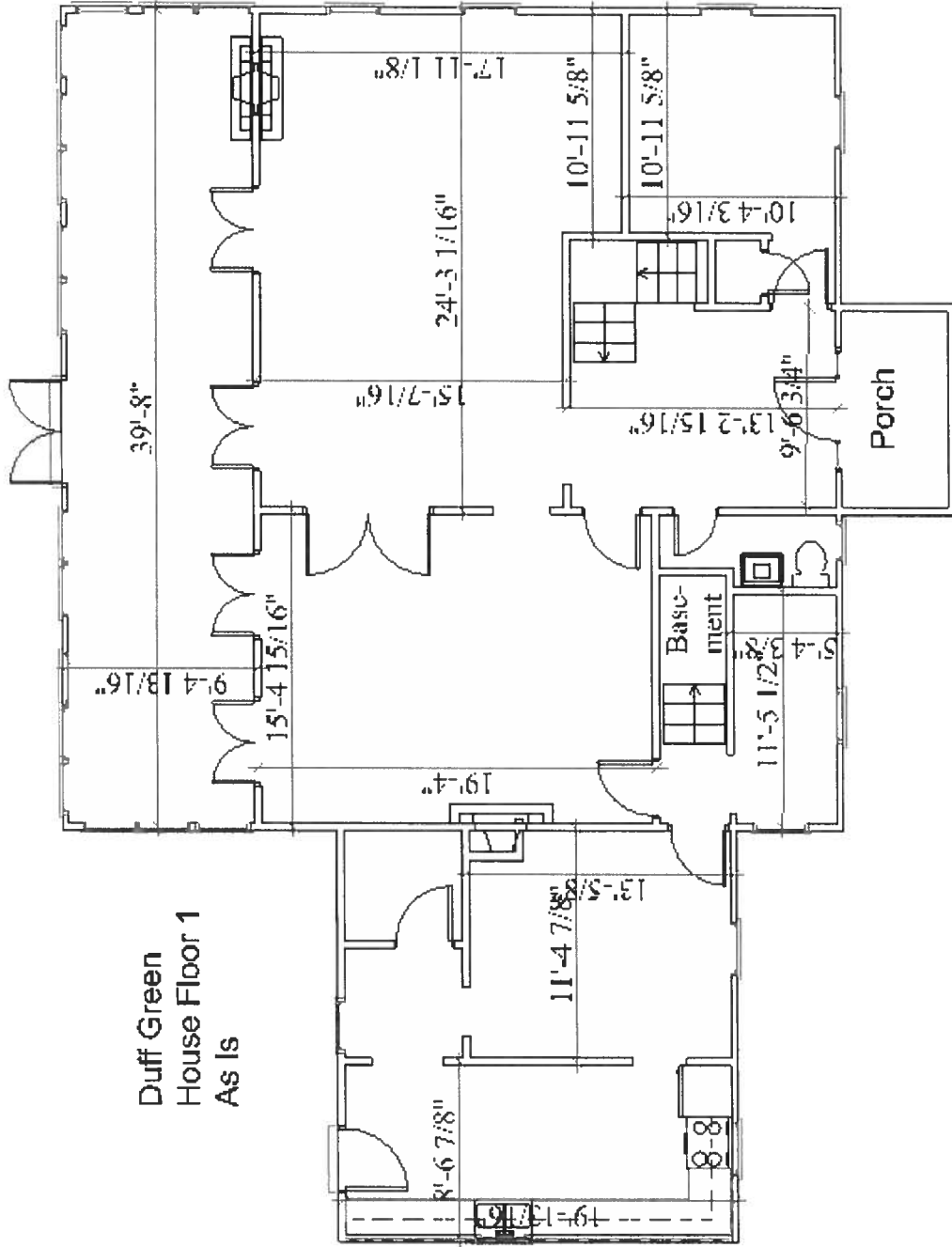
John Lightner - Mr. Lightner is Chief Emeritus and the recent outgoing Chief. He has 33 years of law enforcement with the City of Fredericksburg Police Department. He supervised the operations of the Police Department. He is a licensed polygraph instructor for the state of Virginia and owned his own Polygraph business. He has taught Police Science to the law enforcement community at the Police Academy. Mr Lightner co-teaches (with his wife) more than 10,000 students per year on Patowomeck culture and artifacts. He is a tireless educator and tribal member donating thousands of hours each year to the tribe. His supervisory and law enforcement experience make him more than qualified to ensure the operations, educational goals and written Code of Ethics to which the tribe subscribes remain paramount.

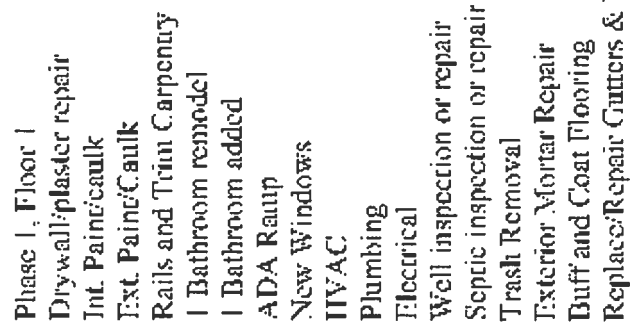
Minnie Lightner - Mrs. Lightner is the wife of John Lightner. Minnie is the Administrative Assistant to the Tribal Council. She maintains the Tribe's tax exempt status, all intellectual property and trademarks. She manages all social media. She is a dynamic individual committed to education and cultural advancement. Along with her husband, she teaches more than 10,000 students annually including Earth Day at A.P. Hill. She maintains a strong relationship with Ferry Farms and the Rappahannock Regional Library. She ensures that the annual village for the fourth of July event at Ferry Farm is rolled out and maintained. She spearheads more than \$15,000.00 in fundraising efforts annually, and manages the Tribe's Benevolence and Scholarship programs for local Stafford Senior high school students. In 2018, in her "spare" time, she raised more than \$3,400 for the local Stafford Senior High School Football team (the Stafford Indians) who were in need of new equipment. She also spearheads the Tribe's Community clinic, enlisting Physicians across Virginia, providing free checkup and vaccinations to hundreds of people in South Stafford. She has more than a decade of experience managing people, 11 retail departments and \$3,000,000 in inventory. Minnie's broad skill sets will be invaluable for the Tribe in fundraising, community affairs and communications.

Twila Bourne Bradley - Ms. Bradley has 25 years experience in budgetary management, 15 years as a GS 15 for the Department of Justice in Arlington Virginia and 10 years experience at the FBI Academy managing budgets, inventory control systems and logistics. Her process expertise is critical to the tribal council in staffing, budgetary management and education. She dedicates many hours to the Native American portion of Earth Day and has a strong skill set in process adherence. She has managed successfully teams of more than 35. She will play a critical role in onsite educational programs and the reforestation efforts with Virginia Tech.

Appendix Two
Floor Plan By Phase

Duff Green
House Floor 1
As Is





PHASE 1

SCOPE OF WORK:

All work is located at 1st Floor - The Duff House - 638 Kings Highway, Fredericksburg, VA 22405

All work is to be completed by licensed, insured contractors in compliance with all state, local and IRC regulations.

Work will be completed during the general hours of 7 am - 5 pm Mon - Fri

Owner to allow use of power and water supply for the work, if required.

Construction Safety Sign Board will be posted.

Daily and final cleanup is required.

Contractor(s) will take reasonable actions to prevent damages during repairs/remodel.

Contractor(s) will coordinate all work with the Owner, including any required lock-out tag-out or related safety precautions.

Permits	\$1,800.00
<i>County permits needed in compliance for work being performed</i>	
Windows	\$5,100.00
<i>Removal of existing windows, installation of new vinyl, LOW E, double pane replacement windows & trim</i>	
Exterior Paint	\$2,000.00
<i>Inspect, scrape, caulk, paint fascia & exterior trim</i>	
Well	\$1,800.00
<i>Test, inspect, service pump, flush aquifer</i>	
Septic	\$4,000.00
<i>Inspect, pump, minor repairs using an licensed onsite soil evaluator</i>	
Electrical	\$6,000.00
<i>Inspect electrical system and upgrade lighting, electrical components by a licensed electrician</i>	
Plumbing	\$5,700.00
<i>Inspect, repair, furnish and install all new plumbing components in ADA bathroom by a licensed plumber</i>	
Carpentry	\$2,700.00
<i>Installation of new pressure treated wood ADA ramp and interior minor carpentry work as needed</i>	
New Bathroom	\$2,500.00
<i>Furnish and install all new plumbing components in new 1/2 bathroom by a licensed plumber</i>	
Flooring	\$2,821.50
<i>Buff and coat a new finish on existing wooden floors.</i>	
Demo	\$1,200.00
<i>Removal of bath, interior doors, curtains and general cleanup.</i>	
HVAC	\$8,250.00
<i>Clean, inspect and maintain existing tank, lines, radiators and boiler to ensure proper operation &</i>	
<i>Furnish, design and install new 14 Seer heat pump and duct work by a licensed HVAC professional</i>	
Drywall / Plaster	\$1,500.00
<i>Clean, scrape, repair existing sheetrock and plaster as needed</i>	
Cleaning	\$600.00
<i>Final cleaning and punch out</i>	
Interior Paint	\$3,290.00
<i>Inspect, scrape, caulk, paint interior walls, ceilings and trim one color - off-white flat - with bright white, semi-gloss trim</i>	
Exterior Mortar Repair	\$800.00
<i>Point up and repair existing masonry as needed to match existing mortar</i>	
Gutters	\$4,235.00
<i>Replace/Repair Gutters & Downspouts as needed</i>	
Total Cost:	\$54,296.50

Demo	Dumpsters	2	\$0.00	\$450.00	\$0.00	\$900.00	\$900.00
	Labor Hours	20	\$15.00	\$0.00	\$300.00	\$0.00	\$300.00
	Total Demo				\$300.00	\$900.00	\$1,200.00
Trades	Cleaning	0	\$350.00	\$0.00	0	\$0.00	\$600.00
	Drywall	0	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
	Fireplace/Chimney	0	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00
	Granite	0	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	HVAC	0	\$4,500.00	\$0.00	\$0.00	\$0.00	\$8,250.00
Paint	Paint - Interior, by Square foot	1,880	\$1.75	\$0.00	\$3,290.00	\$0.00	\$3,290.00
	Cabinets	0	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00
	Back Deck	0	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
	Exterior Trim	0	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Front Railing	0	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Paint				\$3,290.00	\$0.00	\$3,290.00
Punch Out	Door Knobs, Bed/Bath	0	\$2.17	\$16.78	\$0.00	\$0.00	\$0.00
	Door Knobs, Closet	0	\$2.17	\$15.86	\$0.00	\$0.00	\$0.00
	Door Knobs, Dummy	0	\$2.17	\$7.34	\$0.00	\$0.00	\$0.00
	Door Knobs, Exterior & Deadbolt	0	\$3.25	\$52.57	\$0.00	\$0.00	\$0.00
	Door Knobs, Exterior only	0	\$2.17	\$11.55	\$0.00	\$0.00	\$0.00
	Air Registers	0	\$0.22	\$8.26	\$0.00	\$0.00	\$0.00
	Cabinet Knobs	0	\$0.87	\$2.10	\$0.00	\$0.00	\$0.00
	Cabinet Drawer Pulls	0	\$0.87	\$4.21	\$0.00	\$0.00	\$0.00
	Mirrors	0	\$4.33	\$63.18	\$0.00	\$0.00	\$0.00
	Bathroom Accessories, 1 pack	0	\$6.50	\$40.05	\$0.00	\$0.00	\$0.00
	Total Punch Out				\$0.00	\$0.00	\$800.00

Labor Cost Per Hour
\$13.00

		Total
Total Exterior	ws/paint/well/	\$14,700.00
Total Electrical		\$6,000.00
Total Plumbing	rade existing	\$5,700.00
Total Carpentry	DA ramp/trim	\$2,700.00
Total New Bathroom		\$2,500.00
Total Flooring	buff/coat	\$2,821.50
Total Demo		\$1,200.00
Total Trades	ing/drywall/H	\$10,350.00
Total Paint	Interior	\$3,290.00
Total Ext Mortar Re		\$800.00
		\$50,061.50

PHASE 2

SCOPE OF WORK:

All work is located at The Duff House - 638 Kings Highway, Fredericksburg, VA 22405

Floors 2 & 3 - unless otherwise noted

All work is to be completed by licensed, insured contractors in compliance with all state, local and IRC regulations.

Work will be completed during the general hours of 7 am - 5 pm Mon - Fri

Owner to allow use of power and water supply for the work, if required.

Construction Safety Sign Board will be posted.

Daily and final cleanup is required.

Contractor(s) will take reasonable actions to prevent damages during repairs/remodel.

Contractor(s) will coordinate all work with the Owner, including any required lock-out tag-out or related safety precautions.

Permits	\$1,200.00
<i>County permits needed in compliance for work being performed</i>	
Demo	\$0.00
<i>Removal of interior doors, curtains and general cleanup.</i>	
Electrical	\$1,500.00
<i>Inspect & repair electrical components by a licensed electrician</i>	
Plumbing	\$1,500.00
<i>Inspect, repair and maintain existing plumbing components as needed</i>	
Flooring	\$0.00
<i>Buff and coat a new finish on existing wooden floors.</i>	
Insulation	\$14,826.00
<i>Add insulation in walls of basement, 1st & 2nd floor and ceilings of 2nd and 3rd floor by a licensed contractor</i>	
HVAC	\$11,000.00
<i>Furnish, design and install new 14 Seer heat pump and duct work to condition the 2nd & 3rd floor by a licensed HVAC professional</i>	
Drywall / Plaster	\$0.00
<i>Clean, scrape, repair existing sheetrock and plaster as needed</i>	
Interior Paint	\$0.00
<i>Inspect, scrape, caulk, paint interior walls, ceilings and trim one color - off-white flat - with bright white, semi-gloss trim</i>	
Cleaning	\$0.00
<i>Final cleaning and punch out</i>	
Total Cost:	\$30,026.00

PHASE 3

SCOPE OF WORK:

All work is located at The Duff House - 638 Kings Highway, Fredericksburg, VA 22405

Floors 2 & 3 - unless otherwise noted

All work is to be completed by licensed, insured contractors in compliance with all state, local and IRC regulations.

Work will be completed during the general hours of 7 am - 5 pm Mon - Fri

Owner to allow use of power and water supply for the work, if required.

Construction Safety Sign Board will be posted.

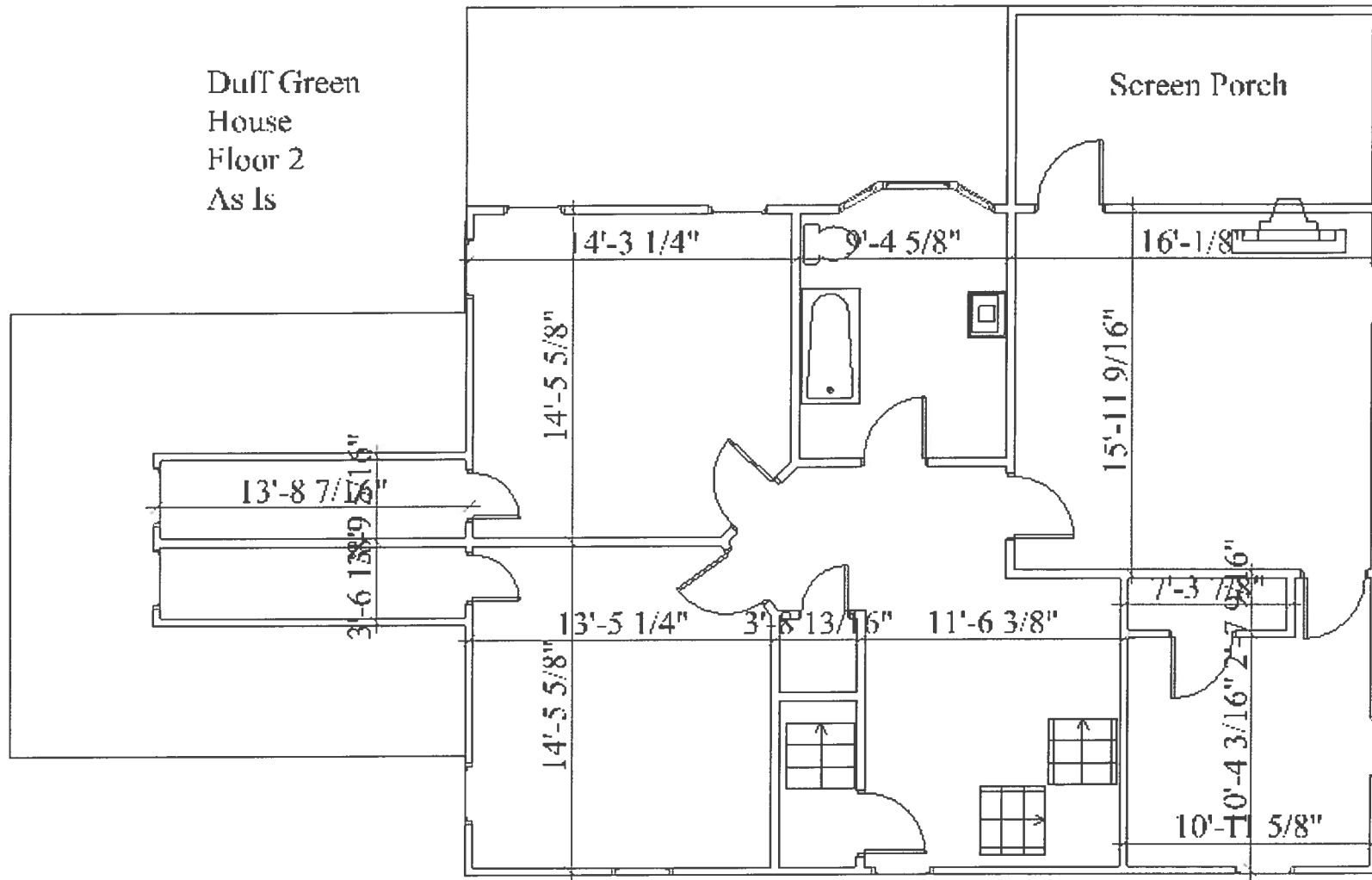
Daily and final cleanup is required.

Contractor(s) will take reasonable actions to prevent damages during repairs/remodel.

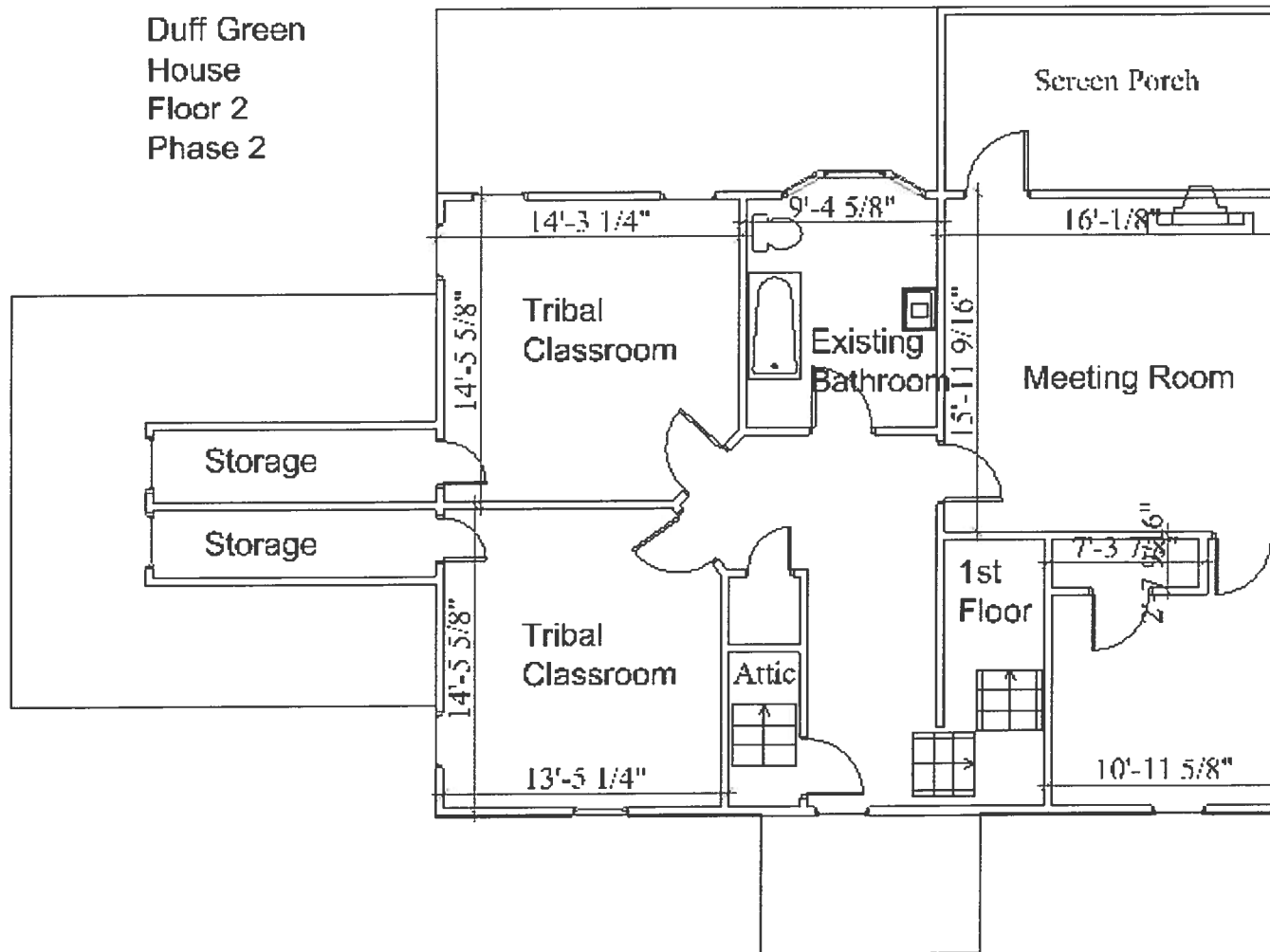
Contractor(s) will coordinate all work with the Owner, including any required lock-out tag-out or related safety precautions.

Permits	\$1,200.00
<i>County permits needed in compliance for work being performed</i>	
Demo	\$1,800.00
<i>Removal of existing bathroom, tile, fixtures to subfloor and stud level</i>	
Windows	\$5,520.00
<i>Removal of existing windows, installation of new vinyl, LOW E, double pane replacement windows & trim</i>	
Trim	\$3,000.00
<i>Repair & improve trim as needed on 2nd & 3rd Floor</i>	
Electrical & Lights	\$4,048.00
<i>Inspect electrical system and upgrade lighting, electrical components by a licensed electrician</i>	
New Bathrooms - 2nd Floor	\$10,852.00
<i>Furnish and install all new plumbing components in new 1/2 bathroom by a licensed plumber</i>	
<i>Furnish and install all new plumbing components in new ADA bathroom by a licensed plumber</i>	
Flooring	\$4,867.00
<i>Buff and coat a new finish on existing wooden floors.</i>	
Exterior Buildings	\$8,954.00
<i>Siding repair, new paint, gutters and downspouts on exterior buildings as needed</i>	
Cleaning	\$600.00
<i>Final cleaning and punch out</i>	
Total Cost:	\$40,841.00

Duff Green
House
Floor 2
As Is

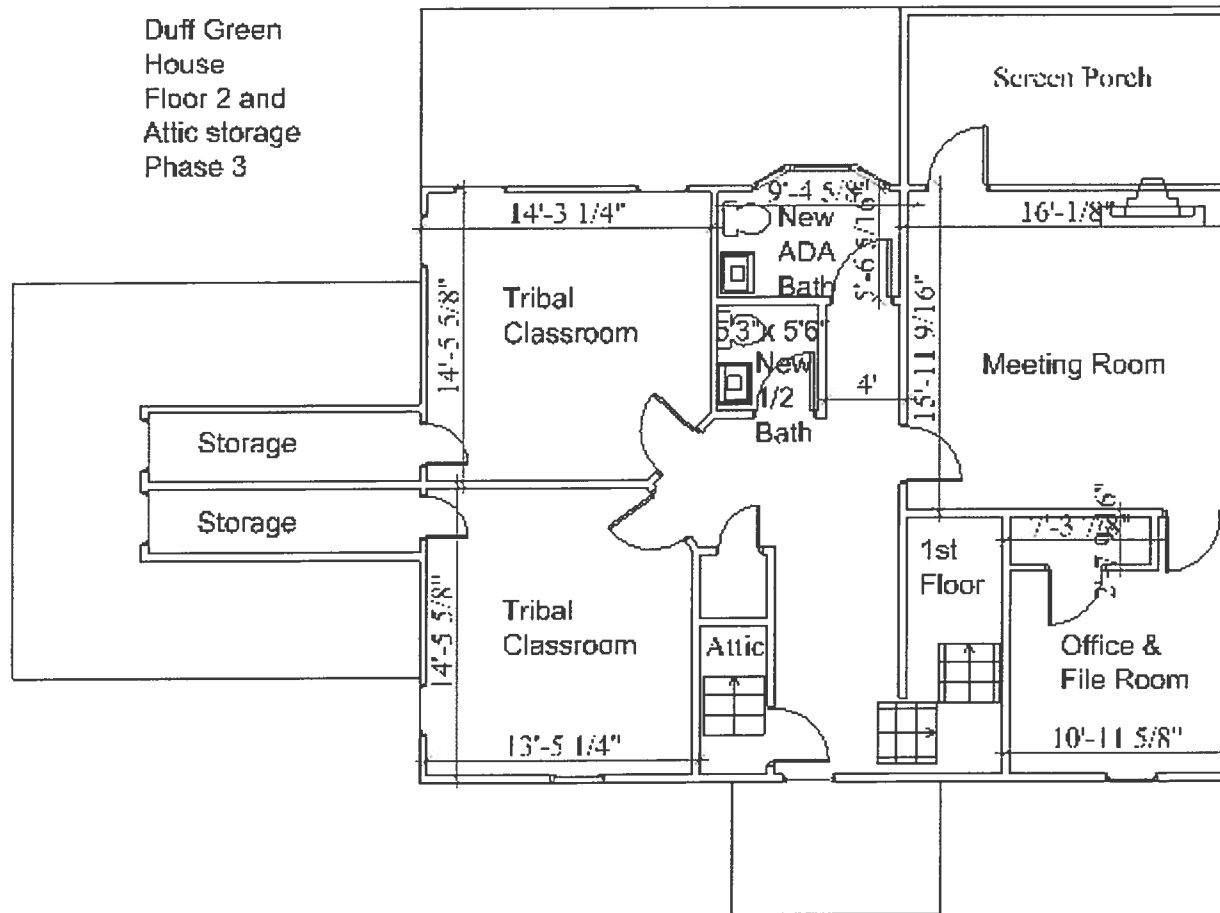


Duff Green
House
Floor 2
Phase 2



Phase 2, Floor 2
Electrical repairs
Plumbing repairs
Add insulation to all levels
HVAC for 2nd and 3rd floor

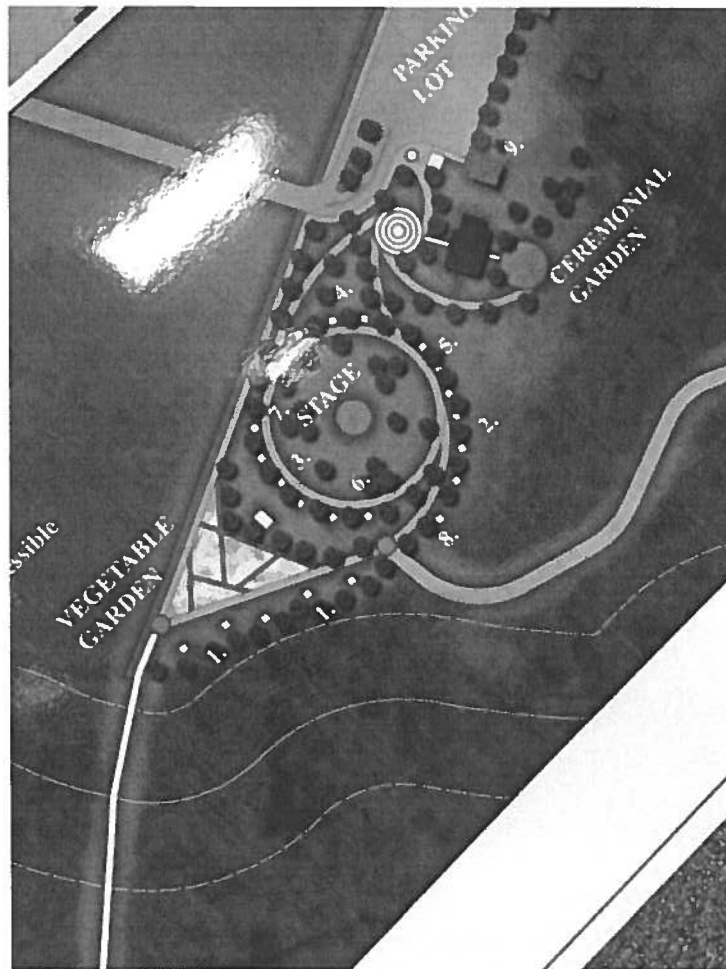
Duff Green
House
Floor 2 and
Attic storage
Phase 3



Phase 3, Floor 2 & 3
New Windows
Trim upgrades
Electrical and Lighting upgrades
New ADA 1/2 Bath
New 1/2 Bath
Buff and Coat Flooring
Exterior Repairs of Outbuildings

Appendix Three
Site Plans By Phase

Appendix Four Aerial Views Of Patawomeck Living Village and Cultural Center



Please See Full Color 24" X 48" to Scale Artifact

Appendix Five Special Thanks

Special thanks to the many people and organizations who have sponsored these efforts and assisted with this document and supplemental materials:

1. **Tom Coen**, George Washington Supervisor
2. **Meg Bohmke**, Falmouth Supervisor
3. **Mr. Mike Morris**, Stafford County Parks and Recreation
4. **Congressman Rob Wittman**, Federal Recognition, Original Sponsorship
5. **Congressman A. Donald McEachin**, Federal Recognition Lead Sponsor
6. Former Speaker of the House, **Bill Howell** - State Recognition
7. **Delegate Bob Thomas**
8. University of Mary Washington Archaeological Department, **Professor Lauren McMillan**
9. University of Mary Washington Department of Economic Development and Small Business, **Ms. Susan Ball**
10. Virginia Tech, Professor of History, **Mr. Sam Cook**
11. College of William and Mary, **Professors Buck Woodard and Prof. Danielle Morretti-Langholtz**
12. The Jamestown Foundation
13. Dewberry and Davis, Pro Bono Site Plans and Renderings
14. Spaces Design Studio, Pro Bono Graphic Design
15. The Green Family, **Thaddeus Duff Green**
16. **Attorney Russ Roberts**, Retired. Trustee of the Duff Green Estate and Long time friend of Duff Green

Infrastructure Committee Meeting
AGENDA
May 7, 2019 - 2:00 PM
Conference Room A/B/C, Second Floor

Committee Members: Chairman Mark Dudenhefer, Meg Bohmke and Cindy Shelton
INFRASTRUCTURE COMMITTEE MEETING AGENDA

Subject:	
Discussion of the PPEA procurement process for Courthouse Construction	
Recommended Action:	
Provide recommendation to the full Board regarding continuing the PPEA procurement process or rejecting the unsolicited proposal and beginning the traditional Design/Bid/Build Virginia Public Procurement Act (VPPA) process.	
Committee/Commission Recommendation:	
N/A	
Fiscal Impact:	District:
N/A	
Overview:	
<p>The County received an unsolicited proposal under the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) for the Courthouse construction and renovation project. The Board must determine if it would like to begin the PPEA process. If the Board chooses to accept the unsolicited proposal, a public notice must be advertised for competing proposals. The proposals will then go through a rigorous process for review and selection. If the Board decides to reject the proposal, staff will begin the normal VPPA process with an RFP for design, followed by an RFP for construction once the design is complete. This is commonly referred to as the Design/Bid/Build process (DBB)</p>	
Discussion/Analysis:	
<p>Upon receipt of the unsolicited proposal, a team of staff has been developed to review the proposal to ensure it meets the requirements of the County's PPEA policy and to determine if it is in the best interest of the County to proceed with this process. Staff has prepared a timeline of both processes, considered the risks and advantages of each, and reached out to other localities that have used the process.</p>	

Proponents of the PPEA process feel it is more efficient and better coordinates the design effort with the construction effort leading to fewer change orders and a faster project completion. The PPEA process can be used when staffing is scarce as long as a third party engineer is brought in to manage the project.

The most important factor in a successful PPEA project is the upfront work in the negotiation process. All details must be accounted for in the contract in order to protect the County and result in a product that meets the end users needs. This is a complicated negotiation ranging from the number of days allowed for approval of a plan to the cost of each item resulting in a final price. If the details are not included, it could put a large risk on the County.

Staff prepared a detailed time comparison between the PPEA and the DBB processes. In our analysis there was no time saving for either process due to the large amount of upfront time expended on the PPEA process.

Staff reached out to Buchanan County which is currently doing a project with the PPEA process. They have been happy with the process; although they had to bring in a project development group to help them with the contract negotiations and to oversee construction. They like the fact that it is just one contract for the entire project. Although their Courthouse project is smaller than ours it still took almost two years to get through the front end to a contract, and they did not have any competing proposals.

Spotsylvania County used the PPEA process several years ago for their Courthouse. When we contacted staff they stated that everyone that worked on that project is no longer with the County. They have received unsolicited proposals more recently but have not proceeded with them. They are currently working on a DBB project for the 38,000 s.f. courthouse addition project which includes finished and unfinished courtroom space and underground parking. Spotsylvania staff stated they felt that the PPEA process is too drawn out and there wasn't as much control in the completed product.

Fredericksburg has also completed a PPEA project for their courthouse. Their experience was much like Buchanan. Although no one currently on staff was part of the process, Assistant City Manager Doug Fawcett states that he believes the process was smooth. Timing was not an important aspect for the City. They were more concerned with manpower and used the PPEA process along with a third party consultant to manage the project. The initial agreement took quite a while to get through. There were some issues with the review times. City staff could not get through the review process as quickly as laid out in the terms of the agreement. This caused some delays. Doug also mentioned there were some delays during construction due to historic concerns with the citizens. He was not involved in the process so he is not sure what costs may have been associated with the delays.

Attachments:

1. Att 1 DBB Gantt Chart
2. Att 2 DBB Timeline
3. Att 3 PPEA Gantt Chart
4. Att 4 PPEA Timeline

Summary/Conclusion:

After reviewing the timelines for both the PPEA and the DBB, as well as considering the risks and control of each process, staff recommends the courthouse construction process move forward with the typical Virginia Public Procurement Act DBB process.

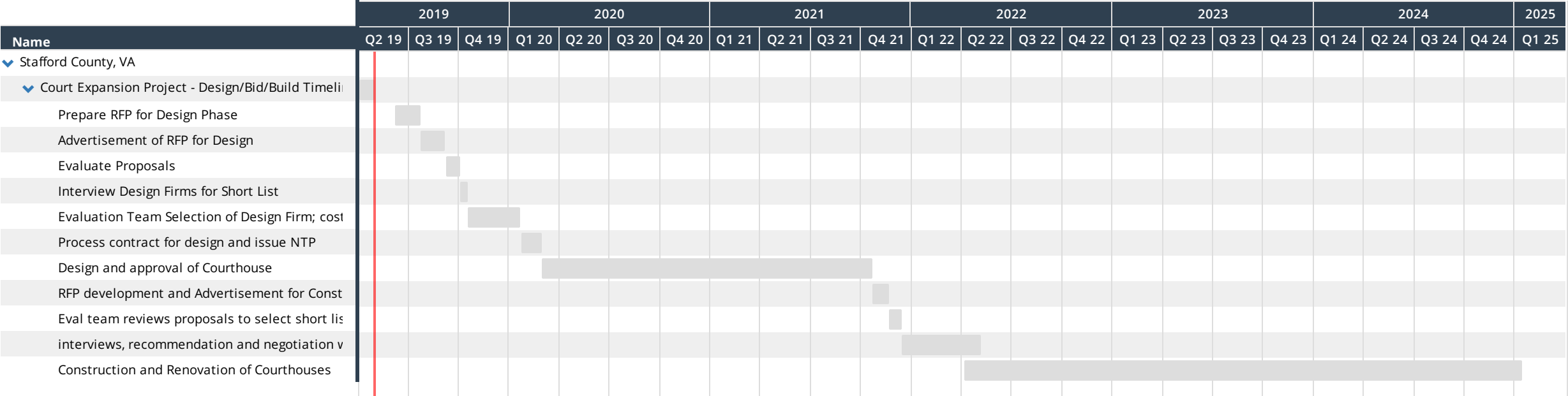
Strategic Priorities:

Reviewed By:

This agenda may be amended on the day of the meeting. Participation of all citizens is encouraged. For all individuals with special needs, please notify County Administration of any accommodations required at least 24 hours in advance of the meeting. The agenda and related materials may be found on the County's website at www.staffordcountyva.gov

Courthouse Design/Bid/Build Timeline

Stafford County, VA



Court Expansion Project - Design/Bid/Build Timeline

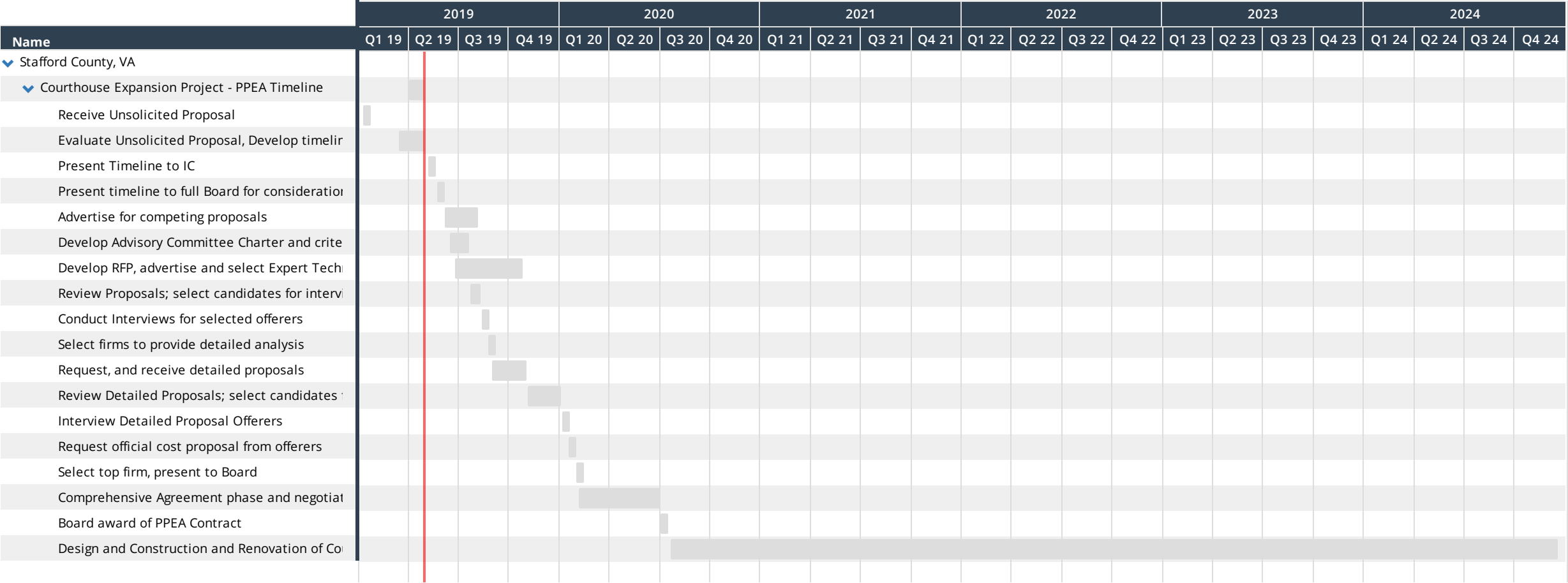
Stafford County, VA

Objectives

<div><div></div><div></div></div> <div>Prepare RFP for Design Phase</div>	6/5/19 - 7/21/19	Feb-18
<div><div></div><div></div></div> <div>Advertisement of RFP for Design</div>	7/22/19 - 9/5/19	Feb-18
<div><div></div><div></div></div> <div>Evaluate Proposals</div>	9/6/19 - 10/2/19	Feb-18
<div><div></div><div></div></div> <div>Interview Design Firms for Short List</div>	10/3/19 - 10/17/19	Feb-18
<div><div></div><div></div></div> <div>Evaluation Team Selection of Design Firm; cost proposal submitted negotiations conducted Submitted to Board for Contract approval</div>	10/17/19 - 1/21/20	Feb-18
<div><div></div><div></div></div> <div>Process contract for design and issue NTP</div>	1/22/20 - 2/28/20	Feb-18
<div><div></div><div></div></div> <div>Design and approval of Courthouse</div>	2/28/20 - 10/20/21	Feb-18
<div><div></div><div></div></div> <div>RFP development and Advertisement for Construction, CEI and Testing</div>	10/21/21 - 11/20/21	Feb-18
<div><div></div><div></div></div> <div>Eval team reviews proposals to select short list for interviews</div>	11/20/21 - 12/14/21	Feb-18
<div><div></div><div></div></div> <div>interviews, recommendation and negotiation with offerers with final Board approval of Contract</div>	12/14/21 - 5/6/22	Feb-18
<div><div></div><div></div></div> <div>Construction and Renovation of Courthouses</div>	4/5/22 - 1/14/25	Feb-18













































Courthouse PPEA Timeline

Stafford County, VA



Courthouse Expansion Project - PPEA Timeline; Stafford County, VA

Objectives

 	Receive Unsolicited Proposal	Completed 4/20/19	
 	Evaluate Unsolicited Proposal, Develop timeline for completion of project	Completed 4/20/19	
 	Present Timeline to IC	5/7/19 - 5/7/19	
 	Present timeline to full Board for consideration of continuing with PPEA process	5/21/19 - 5/21/19	
 	Advertise for competing proposals	6/5/19 - 8/4/19	
 	Develop Advisory Committee Charter and criteria for review of proposals	6/15/19 - 7/19/19	
 	Develop RFP, advertise and select Expert Technical Assistance for review of detailed proposals	6/23/19 - 10/25/19	
 	Review Proposals; select candidates for interviews	7/22/19 - 8/9/19	
 	Conduct Interviews for selected offerers	8/12/19 - 8/23/19	
 	Select firms to provide detailed analysis	8/23/19 - 8/28/19	
 	Request, and receive detailed proposals	8/30/19 - 11/1/19	
 	Review Detailed Proposals; select candidates for interviews and request non-binding cost estimate	11/4/19 - 1/3/20	
 	Interview Detailed Proposal Offerers	1/6/20 - 1/17/20	
 	Request official cost proposal from offerers	1/17/20 - 1/31/20	
 	Select top firm, present to Board	1/31/20 - 2/4/20	