From: Thiel Sydney - Capital Projects on behalf of Thiel Sydney - Capital Projects <SydneyT@ckschools.org>
To: licensing@ahbl.com; Nick Rheaume
Cc: Johnny Hong; Richard Wilson (rwilson@integrusarch.com); Mike Hager; Craig Skipton; Eatch Beck - Capital Projects
Subject: RE: Soule Drainage Pipe
Date: Thursday, January 10, 2019 8:48:02 PM
Attachments: image001.png

Good evening, Doreen.
Was the survey crew able to take a spot elevation of the Soule's roof drain discharge point? If so, what does that information tell us about the feasibility of a swale to drain the low area? I would like to determine the appropriate corrective action as soon as possible and report the plan to the neighbor to put this issue behind us.

Thank you.

Sydney Thiel
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From: Doreen Gavin <DGAVIN@AHBL.com>
Sent: Monday, January 7, 2019 11:08 AM
To: Eatch Beck - Capital Projects <BeckE@ckschools.org>; Thiel Sydney - Capital Projects <SydneyT@ckschools.org>; Nick Rheaume <NRheaume@AHBL.com>
Cc: Johnny Hong <jhong@integrusarch.com>; Richard Wilson (rwilson@integrusarch.com) <rwilson@integrusarch.com>; Mike Hager <mhager@AHBL.com>; Craig Skipton <CSkipton@AHBL.com>
Subject: RE: Soule Drainage Pipe

Our survey crew will be onsite first thing on Wednesday morning. They have a few items they are taking care of.

Doreen Gavin, PE, LEED AP BD+C | President
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From: Eatch Beck - Capital Projects [mailto:BeckE@ckschools.org]
Sent: Monday, January 07, 2019 10:21 AM
To: Thiel Sydney - Capital Projects; Doreen Gavin; Nick Rheaume
Cc: Johnny Hong; Richard Wilson (rwilson@integrusarch.com); Mike Hager; Craig Skipton
Subject: RE: Soule Drainage Pipe

Nick
What time will the team be on site?
Thanks
b

From: Thiel Sydney - Capital Projects <SydneyT@ckschools.org>
Sent: Thursday, January 3, 2019 3:48 PM
To: licensing@ahbl.com <DGAVIN@AHBL.com>; Eatch Beck - Capital Projects <BeckE@ckschools.org>; Nick Rheaume <NRheaume@AHBL.com>
Cc: Johnny Hong <jhong@integrusarch.com>; Richard Wilson (rwilson@integrusarch.com) <rwilson@integrusarch.com>; Mike Hager <mhager@AHBL.com>; Craig Skipton <CSkipton@AHBL.com>
Subject: RE: Soule Drainage Pipe

Your survey team will be on site next Wed 1/9. Could you coordinate with Dean to take a couple of spots while they are there?

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From: Doreen Gavin <DGAVIN@AHBL.com>
Sent: Thursday, January 3, 2019 3:44 PM
To: Thiel Sydney - Capital Projects <SydneyT@ckschools.org>; Eatch Beck - Capital Projects <BeckE@ckschools.org>; Nick Rheaume <NRheaume@AHBL.com>
Cc: Johnny Hong <jhong@integrusarch.com>; Richard Wilson (rwilson@integrusarch.com) <rwilson@integrusarch.com>; Mike Hager <mhager@AHBL.com>; Craig Skipton <CSkipton@AHBL.com>
Subject: RE: Soule Drainage Pipe

I agree this is rework with a grading revision to pick up the pipe outlet. It would be nice to confirm the elevation of the roof pipe is above the tennis court and the swale elevation so it can be drained with a 1-foot deep ditch.

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From: Thiel Sydney - Capital Projects [mailto:SydneyT@ckschools.org]
Sent: Thursday, January 03, 2019 3:43 PM
To: Doreen Gavin; Eatch Beck - Capital Projects; Nick Rheaume
Cc: Johnny Hong; Richard Wilson (rwilson@integrusarch.com); Mike Hager; Craig Skipton
Subject: RE: Soule Drainage Pipe

Thank you, Doreen.
My preference is Option 1, simply to avoid rework of finished surface at the tennis court alley.
My current opinion is that the majority of this work is corrective action, rather than a change directive. The possible exception being the small length of regrading from the Soule's outlet pipe to the swale. Do you agree?

Johnny,
Please share this recommendation with Skanska for their review and clarification as to how they would like to formally receive the information.

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From: Doreen Gavin <DGAVIN@AHBL.com>
Sent: Thursday, January 3, 2019 2:23 PM
To: Eatch Beck - Capital Projects <BeckE@ckschools.org>; Nick Rheaume <NRheaume@AHBL.com>; Thiel Sydney - Capital Projects <SydneyT@ckschools.org>
Cc: Johnny Hong <jhong@integrusarch.com>; Richard Wilson (rwilson@integrusarch.com) <rwilson@integrusarch.com>; Mike Hager <mhager@AHBL.com>; Craig Skipton <CSkipton@AHBL.com>
Subject: RE: Soule Drainage Pipe

Hi everyone,

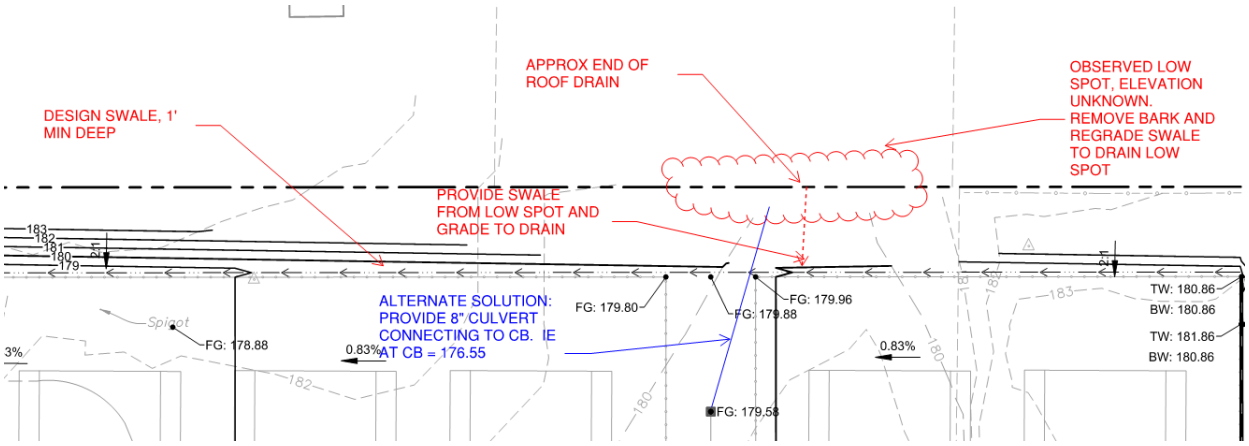
Mike and I field reviewed the Soule property to the north of the tennis courts. We observed a 4' drain pipe from the property outletting onto the school district property. It is most likely the roof drainage. This pipe was not identified in the design survey. The survey contours and spot elevations do not pick up the elevation at the low spot in the Soule property back yard near their fence. It is lower than 180.

The design intent shown on the drawings is to provide a swale along the north edge of the tennis courts. The V-ditch should be a minimum of 1 foot deep and slope to the west, eventually outletting into the ditch along Frontier. I see two possible solutions:

Option 1. Establish the ditch as shown below in red. Removing bark and regrading is necessary to provide the ditch 1 foot deep and maintain a slope of .83% to the west. The elevation of the low spot should be obtained as well as the outlet end of the roof drain pipe to confirm this depth of swale is adequate.

Option 2. Provide a 8" culvert from the low spot at the north property line and connect to the tennis court CB. Repair HMA paving.

Please feel free to call me if you would like to discuss.
Thanks. Doreen



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From: Eatch Beck - Capital Projects [mailto:BeckE@ckschools.org]
Sent: Wednesday, December 26, 2018 10:09 AM
To: Nick Rheaume; Thiel Sydney - Capital Projects; Doreen Gavin
Cc: Johnny Hong; Richard Wilson (rwilson@integrusarch.com); Mike Hager; Craig Skipton
Subject: RE: Soule Drainage Pipe

Nick
Good morning
Attached is a photo I took Friday afternoon. Skanska had pulled the mulch out of the area to allow for drainage. I stopped by Saturday and Sunday and found the ditch to have drained a bit but it is now raining again. I'll be heading up at 11 to meet with Skanska.

beck

From: Nick Rheaume <NRheaume@AHBL.com>
Sent: Friday, December 21, 2018 4:21 PM
To: Thiel Sydney - Capital Projects <SydneyT@ckschools.org>; licensing@ahbl.com <DGAVIN@AHBL.com>
Cc: Shoemaker Robin - Capital Projects <RobinSh@ckschools.org>; Johnny Hong <jhong@integrusarch.com>; Richard Wilson (rwilson@integrusarch.com) <rwilson@integrusarch.com>; Mike Hager <mhager@AHBL.com>; Eatch Beck - Capital Projects <BeckE@ckschools.org>; Craig Skipton <CSkipton@AHBL.com>
Subject: RE: Soule Drainage Pipe

Right out of the gate, there is supposed to be 2:1 cut slopes graded to a drainage swale along the tennis court fence. I don't see the swale in the pictures you sent. Beck called me about the issue earlier today, thank you for the photos. This sheds some more light on things.

Nick Rheaume, PE | Project Manager
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From: Thiel Sydney - Capital Projects [mailto:SydneyT@ckschools.org]
Sent: Friday, December 21, 2018 3:56 PM
To: Doreen Gavin
Cc: Shoemaker Robin - Capital Projects; Johnny Hong; Richard Wilson (rwilson@integrusarch.com); Mike Hager; Nick Rheaume; Eatch Beck - Capital Projects; Craig Skipton
Subject: RE: Soule Drainage Pipe

Doreen,
Earlier today, CKSD was notified by the homeowner of the property referenced in my prior email below. Ms. Soule's property suffered damage from downed trees during yesterday's windstorm. She claims that:

a. the District's development has adversely affected the drainage conditions from her property
b. the water contributed to the fallen trees during the wind storm

I am requesting you/Nick/Craig please assess the as-built conditions in the field to determine the following:

1) Please review the drainage path from the NE corner of the tennis parking lot to Frontier Place to ascertain if the grading and landscape treatment are built per the design conditions.
2) Is the ditch-capacity adequate to receive run-off from adjacent properties? Please recall the concentrated discharge condition that was documented in my 8/6/17 email below. Could the concentrated nature of this condition be contributing to the ponding that is pictured in the attached images? If so, is there a cost-effective way to mitigate the ponding condition?
3) Can the source of the ponding water be determined?
4) Is there any point along the northern tennis court area where stormwater from CKSD property could be draining toward/onto the residential properties?
5) What do you recommend to mitigate the ponding water on the tennis courts? See IMG_3934.

Thank you,
Sydney

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From: Doreen Gavin <DGAVIN@AHBL.com>
Sent: Sunday, August 6, 2017 9:50 PM
To: Thiel Sydney - Capital Projects <SydneyT@ckschools.org>
Cc: Shoemaker Robin - Capital Projects <RobinSh@ckschools.org>; Johnny Hong <jhong@integrusarch.com>; Richard Wilson (rwilson@integrusarch.com) <rwilson@integrusarch.com>; Stone Stacy - Capital Projects <StacyS@ckschools.org>; Mike Hager <mhager@AHBL.com>
Subject: Re: Soule Drainage Pipe

Sydney
We will take a look at the ditch capacity.

Basically we need to maintain drainage patterns. So the drainage from offsite needs to be picked up and routed through the project to the drainage system along Frontier Pl.
Doreen

Sent from my iPhone

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On Aug 6, 2017, at 9:11 PM, Thiel Sydney - Capital Projects <SydneyT@ckschools.org> wrote:

> Robin and Doreen,
> On Friday a neighbor, Karen Soule, reported that her drainage pipe was damaged by construction equipment on campus. She lives north of the future tennis court area (see highlighted parcel on the attached). I subsequently visited the site and observed that the pipe in question extends beyond her property line and daylights onto district property. See attached photos. Skanska confirmed that the extended portion of pipe was cut back to the clearing limit line to accommodate stumping/grubbing activities that were taking place.
>
> Doreen,
> Is the drainage ditch that is planned on the north side of the tennis courts adequately designed to capture the concentrated outfall from this pipe?
> Also, can you offer any guidance regarding best practice for addressing a pipe like this that breaches the property line?
>
> Thank you,
> Sydney
>
> **Sydney Thiel**
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>
> <Soule Drainage Pipe 170804.pdf>