

Dredging Estimate - Tabb Lakes Homeowner Association

The Tabb Lakes Homeowner Association (HOA) is soliciting two separate bids to dredge two sections of their retention ponds. Tabb Lakes HOA is located in southern York County along RT17. The HOA consists of 446 homes and has two lakes within the HOA that serve as a stormwater retention system. To find the center of the HOA on google map, you can look up 810 Tabb Lakes Drive, Yorktown, VA 23693. That home is in close proximity to the intersection of Lake 1 (the northern lake), and Lake 2 (southern lake) which will give you a general idea of the relationship of the two lakes.

The points of contact for the two Tabb Lakes HOA dredging projects is Keith Ebert (HOA President), 106 Adel Ct, Yorktown, VA 23693 (757-867-7133) and Lou Lafrenaye, 205 Monty Manor, Yorktown, VA. (757-817-1710).

Statement of Work for Each Area

Lake 1 Area

The general location of the area to be dredged is at the northern western section of Lake 1. The area is behind the property of 105 Shallow Lagoon (see attached maps).

1. The area to dredge is approximately 230 ft long by 45 ft wide (reach of an extended arm excavator from the bank), from the beginning of the existing outflow culverts at the northern end of Lake 1 out to 230 ft (see attached map).
2. Contractor will dredge the specified area to the designed lake bottom of 6 to 8 ft (21 ft msl). The depth of the water after dredging is to be measured based on the lake designed level of 27 ft msl.
3. Access to the area is by using Hyde Lane, off of Rt. 17. Part of the access is across private property at 130 Hyde Lane. Tabb Lakes HOA will obtain permission from the homeowner to use the road that accesses Lake 1.
4. Contractor will only use Tabb Lakes HOA property to dredge the lake area and empty into dump trucks. This area is on the west side of the lake. Specific property boundaries will be identified. Contractor will develop surface access for equipment along this area. This property is owned by the Tabb Lakes HOA.
5. The Contractor will furnish all labor, equipment, and material to perform the requested dredging and the removal of spoils from Tabb Lakes HOA in accordance with approved permit conditions. The Contractor will obtain all necessary federal, state, and county permits needed to complete the project.
6. The Contractor will remove and dump spoils to another location other than Tabb Lakes HOA and for providing trucking of spoils to that location. The Contractor will obtain the required permits and approval.
7. Contractor is responsible for protective methods to ensure no damage is done to the property along the lake and the outflow drain pipe at the end of Lake 1. Any damage will be repaired by the Contractor.
8. Upon completion, the contractor is responsible to return the HOA property on the west side of the Lake 1 to its original general slope and condition.
9. Estimates will include any specific requirements to remove trees that border the west side of the lake to insure full access to the lake with dredging equipment. Tabb Lakes HOA will remove the trees as needed prior to the beginning of any dredging operations.

- Contractor shall be responsible for determining the best method and equipment to use with the goal of maximizing the area of dredging. The Contractor shall also be responsible for compliance with all permit conditions including, but not limited to, meeting all environmental standards.

Estimates will include a description of the type of dredging (hydraulic, mechanical, etc), procedures used, estimated length of time to complete the project, and any requirement to have any trees removed prior to the start of the project.

Below are maps of Lake 1 along with previous lake study analysis that were completed in 2015. Electronic versions of our completed lake studies are available upon request.

TABB LAKES - Lake 1 area to be dredged.



TABB LAKES - Lake 1 sediment depth analysis, 2015 study



Lake 2 Area

The HOA request a bid to dredge Lake 2 to remove sediment and return the lake depth to the 6 ft (MSL) based on the original design specifications (see attached maps).

1. Lake 2 is approximately 5.1 acres. About ½ of the lake (the southern section) was not dug to design specification of 21 ft MSL (see attached map).
2. Contractor will dredge Lake 2 to the designed lake bottom of 6 to 8 ft (21 ft msl). The depth of the water after dredging is to be measured based on the lake designed level of 27 ft msl.
3. The only access to the Lake 2 is via the land between the following two homes: 101 Leslie Lane and 101 Bridge Wood Drive. This area is where Lake 2 connects to Lake 1. The property is owned by the two respective homeowners. Tabb Lakes HOA will obtain permission from the homeowners to use the property for access to the lake.
4. The Contractor will furnish all labor, equipment, and material to perform the requested dredging and the removal of spoils from Tabb Lakes HOA in accordance with approved permit conditions. The Contractor will obtain all necessary federal, state, and county permits needed to complete the project.
5. The Contractor will remove and dump spoils to another location other than Tabb Lakes HOA and for providing trucking of spoils to that location. The Contractor will obtain the required permits and approval.
6. Contractor is responsible for protective methods to ensure no damage is done to the property along the lake. Any damage will be repaired by the Contractor.


7. Upon completion, the contractor is responsible to return the property to its original general slope and condition.
8. Contractor shall be responsible for determining the best method and equipment to use with the goal of maximizing the area of dredging. The Contractor shall also be responsible for compliance with all permit conditions including, but not limited to, meeting all environmental standards.

Estimates will include a description of the type of dredging (hydraulic, mechanical, etc), procedures used to access and remove sediment, and estimated length of time to complete the project.

Below are maps of Lake 2 along with previous lake study analysis that were completed in 2004 and 2015. Tabb Lakes completed three lake studies in 2000, 2004, and 2015. Electronic versions of our three completed lake studies are available on our HOA web site.

LAKES - Lake 2 sediment depth analysis maps, 2015 study



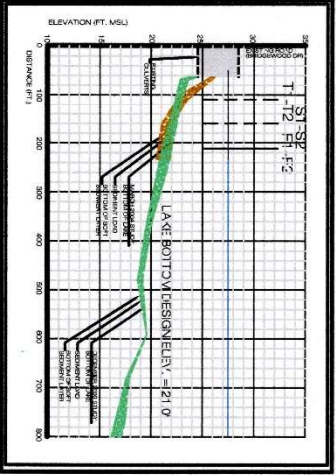
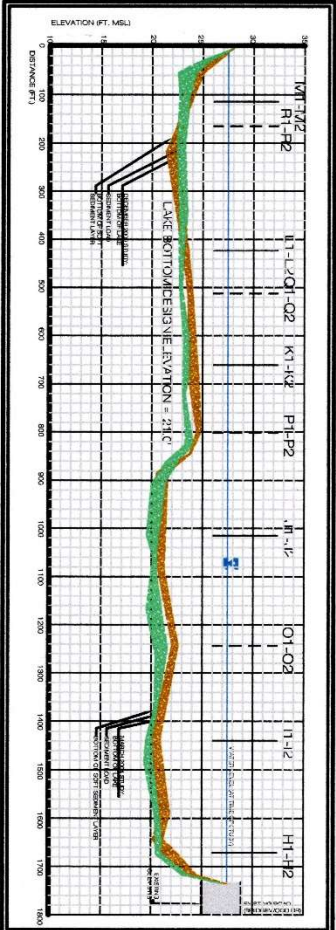
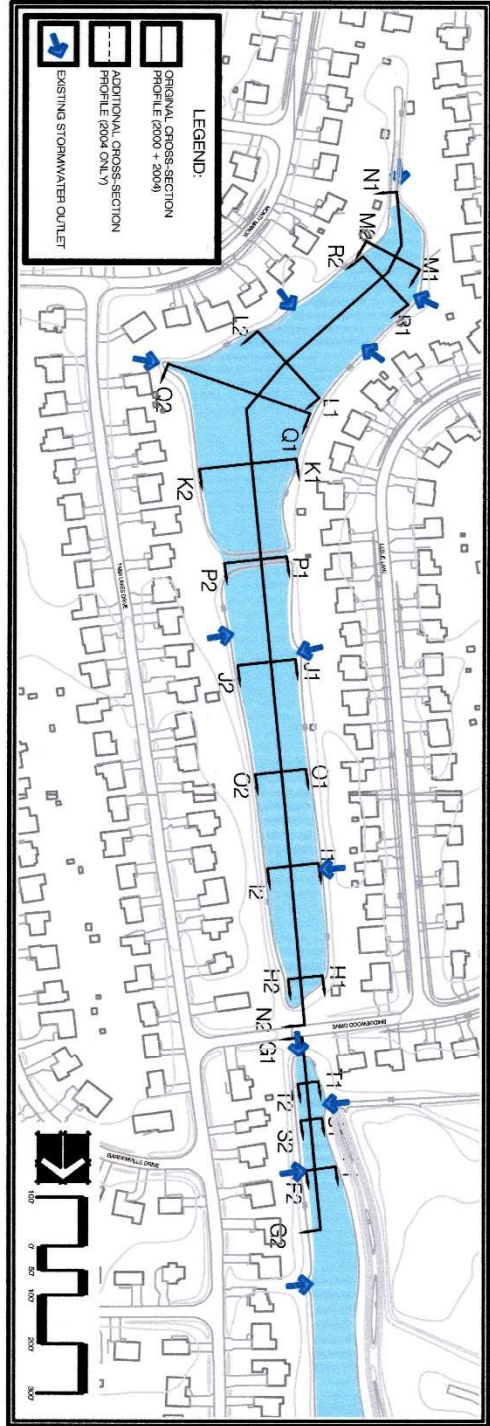

 0 50 100 200
 Feet

Lake Information:
 Area: 5.1 Acres
 Max Depth: -6.8 ft
 Mean Depth: -2.9 ft
 Volume: 4,831,304 Gallons / 14.8 Acre-Ft

Mapping Information:
 Data Collection Performed: June 2015
 GPS: Mapping Grade (sub-foot accuracy)
 Points Collected: 7,804
 Lake Level: Full Pool

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TABB LAKES - Lake 2 sediment depth analysis map, 2004 study



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