

Claytor Lake Steering Committee

February 28, 2006

I Welcome Smith Chaney

II Updates:

New Dock information: Greg Harmon

Permits Submit - will need 3 sty. Duh Design

Utility status Greg Harmon

Surveying and Site preparation

*Shower Houses, Roads, Entrance Gate
Drain Sten, Water Tower, Electric, Water - Contain
week - 2 week after plans are plug.*

III -Action Items:

Meeting with Balzer Associtaes Steve Rossi

Building concept status

Building Pricing

*\$274,750⁰⁰ - Peter Heller
Alamy*

Project support Balzer

Project management

IV Next Steps:

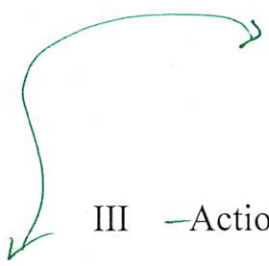
Wampler - Power

- Sound - protection -

*Foundations
Back Wall
Window Door / opening
Design details
Kitchen / dig Hall*

*3/28/06
4:00*

*Steve
- Paint
- Utility
-
Version - Tony*



Claytor Lake Adventure Base

Budget Central Building

Items :	Detailed Description	Working Estimate Preliminary Cost 1	Firm Estimate #'s Preliminary Cost 2	Issued Contracts Contract Costs	Final Costs	Variance
1	Architects Help	4000				
2	Engineering Design Concrete	2500				
3	Engineering Design Structure	1000				
4	Engineering Footings	1500				
5	Excavate Site	12000				
6	Pour Footings	5500				
7	Purchase Steel	<u>155000</u>	- 25 275000			
8	Erect Steel	32000				
9	Pour Basement Walls	15750				
10	Rough In Plumbing	8000				
11	Rough In Electrical	15000				
12	Rough In HVAC	5000				
13	Concrete Floors	50000				
14	Build Rough Outside Walls	6500				
15	Rough In Basement inside Walls	12500				
16	Fire Place	25000				
17	Kitchen Equipment Includes Tables	85000				
18	Install Kitchen Equipment	15000				
19	Final Plumbing	20000				
20	Final Electrical	25000				
21	Final HVAC	15000				
22	Install Septic	35000				
23	Finish Work	30000				
24	Stone Cladding	7500				
25	Retaining Walls and Steps	25000				
26	Windows and Doors	20000				
27	Wood Cladding and Paint	5500				
28	Final Cleanup	2500				
29	Flag Poles	2500				
30	Project Manager	15000				
31	Seeding	2000				
	Total Cost	656250				
	Contingency	93750				
	Grand Total Cost	750000				

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Page 2

Sent By:

*Pete
At 2nd*

QUOTATION CONFIRMATION				QUOTE # 101805CB				
Builder	S.L. ROSSI & CO., INC.			Phone	540-342-6600			
Address	1410 16th S.E.			Fax	540-342-6611			
City	ROANOKE			State	VA		Zip	24014
Customer	VIRGINIA PULASKI CO,			Salesman				
Requested By	STEPHEN C. ROSSI			Date Rec'd	10/19/05		Date Req'd	
Blde Type	Width	Length	Pave	Slope	Bay Spacings	L.Ewall	R.Ewall	
HEXAGON	50'	100'±	36"±	8:12	25'±	NOX.	MAIN FR MAIN FR	
INTERIOR WALLS								
R.F.	24'	24'	10"	1:12	1024"	P.S.B.	P.S.B.	
Live Load	40	20/12 psf	Other		Roof	Rib	X Standing Seam	
Wind Load	100	mph	Code		24	Gauge	X Galv. Paint	
Mechanical Load		psf			Walls	NOX	Gauge Galv. Paint	

Accessories:

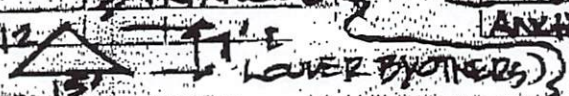
Gutters & Downspouts: NONE Lin.Ft.

Roof Insulation: X By _____ By Others 6 Inches None

Wall Insulation: _____ By _____ By Others _____ Inches X None

Windows, Doors, Framed Openings, Vents, Canopies, Skylights, etc.:

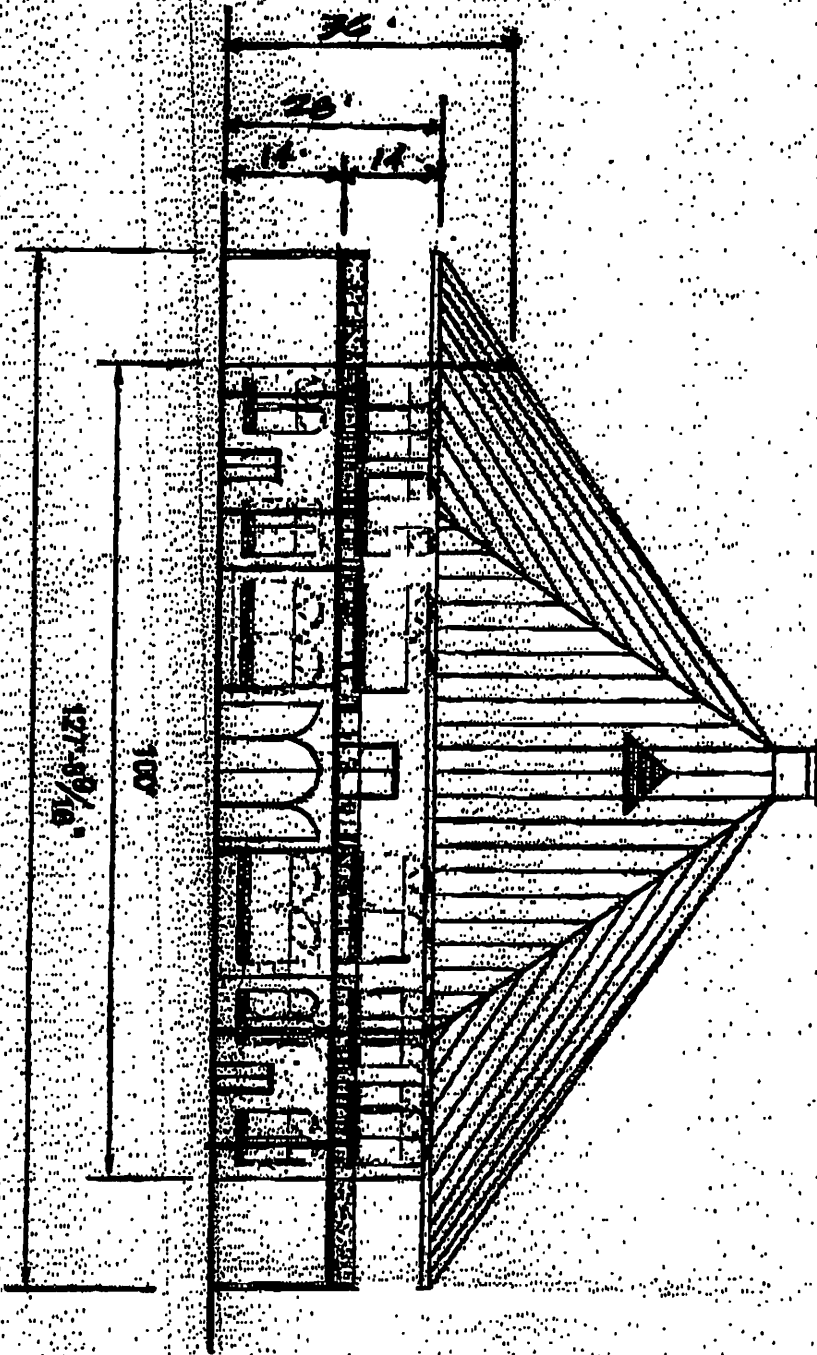
Description	Qty	Size	Description	Qty	Size
Roof Opening	10	HEXAGON	SKIN GUARD	06	
MEZZANINE COMPLETE	1	40'± x 50'±	PERFORATED OVERHANG W/PSB.R	2	
VENT DOMES	2	TRIANGLE	PERFORATED COMPLETE PERIMETER	3	
			ANCHOR BOLTS	ALL	



Special Information:

THIS BUILDING IS A ROOF SYSTEMS ONLY ALL FOUR WALLS ARE COMPLETELY OPEN THE OPEN WALL AREAS WILL BE DESIGNATED WITHOUT X-CABLES. THE ROOF WILL HAVE X-CABLES. THE CEILING WILL BE PERFORATED 2" O.D. PANELS FURNISHED BY P.S.B. THE BUILDING WILL HAVE A 12' CANTILEVER PORCH WITH FLAT P.S.B. 26 GA. R-PANELS. THE MEZZANINE WILL BE DESIGNATED TO SUPPORT THE EXTERNA, HOLD LIVE LOAD AND 3" CON. (BY OTHERS). THE PORCH MEZZANINE CAN HAVE COLUMNS AT THE BOTTOM OF THE MEZZANINE, BUT NO COLUMNS FROM THE MEZZANINE TO THE OVERHANG. THE PORCH MEZZANINE IS ONLY AROUND 1/2 OF THE BUILDING PERIMETER. THE WALL IS SHEETED ON 2-SIDES WITH ONE ENDWALL OPEN WHERE IT CONNECTS TO THE MAIN BUILDING WALL. THIS BUILDING DOES HAVE ANY INSULATION. THE UPPER MEZZANINE WILL HAVE AN 8 FT SKIRT AROUND ITS PERIMETER, WITH INTERIOR PERFORATED LINER, PANELS.

10/4/05
FRONT ELEVATION



Stell Ross

pg 1.A

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S C ROSSI & CO INC

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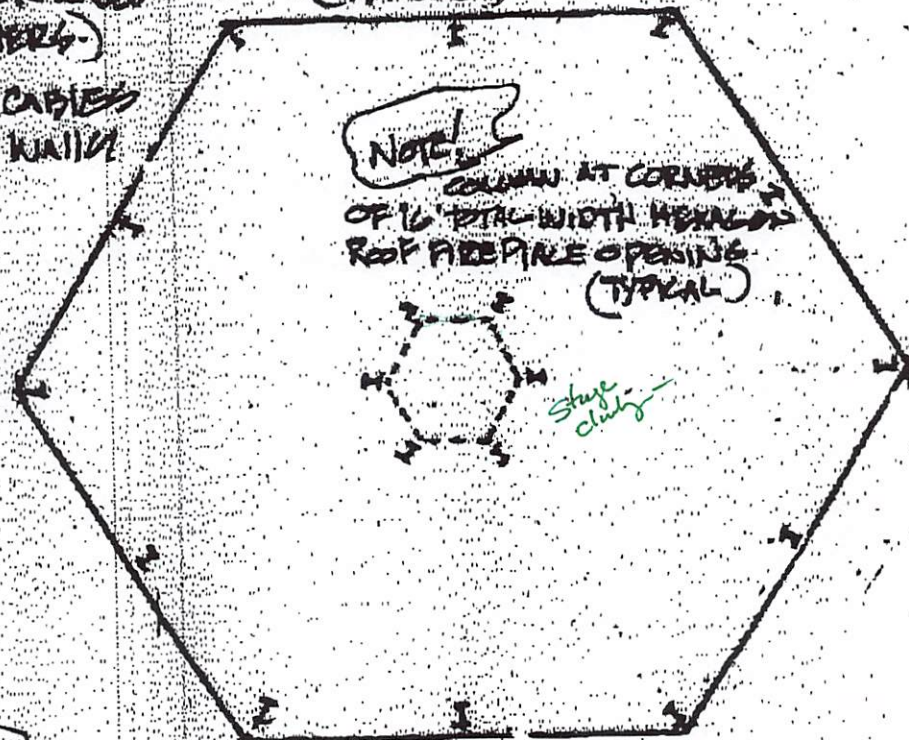
PG. 2

STAEITLER
Engineer's Computation Pad

NOTE
EXTERIOR WALLS
(BY OTHERS)
NO X-CABLES
IN THE WALLS



(TYPICAL)



NOTE
COLUMN AT CORNERS
OF 16" DIA. WITH HEXAGON
ROOF FIREPLACE OPENING
(TYPICAL)



shape
clear

NOTE
MEZZANINE 140 LBS. LIVE LOAD PLUS FIRE PLACE,
PLUS 3" CONC.

Front
2ND FLOOR COLUMN LAY-OUT

Drawn 5/22/06
Note Scale NOT CRITICAL

Scale 1" = 20'

STAEITLER ENGINEERING & ARCHITECTURE, P.C.

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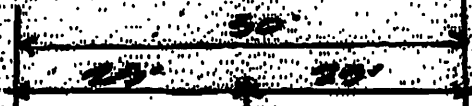
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PC1

TYPICAL ALL SIDES

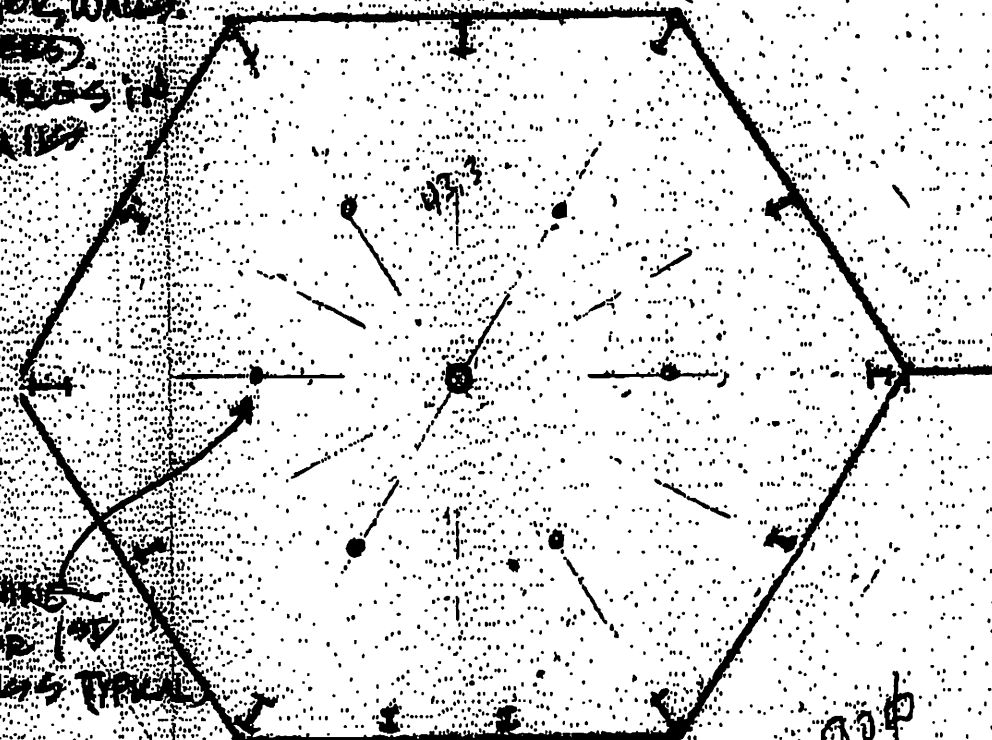


NOTE
 EXTERIOR WALLS
 (BY OTHERS)
 NO CURBS IN
 THE WALLS

MEZZANINE
 INTERIOR 10'
 COLUMNS TYPICAL

MEZZANINE LANDING
 140 SQ. FT

FIRE PUMP WT.
 125 TONS



Front
 GROUND FLOOR COLUMN
 LAY-OUT

6/20/05

don see 4/5/05
 Non Scale Vertical

Scale 1" = 20'

STAEITLER
 Engineer's Computation Pad

STAEITLER
 Engineer's Computation Pad

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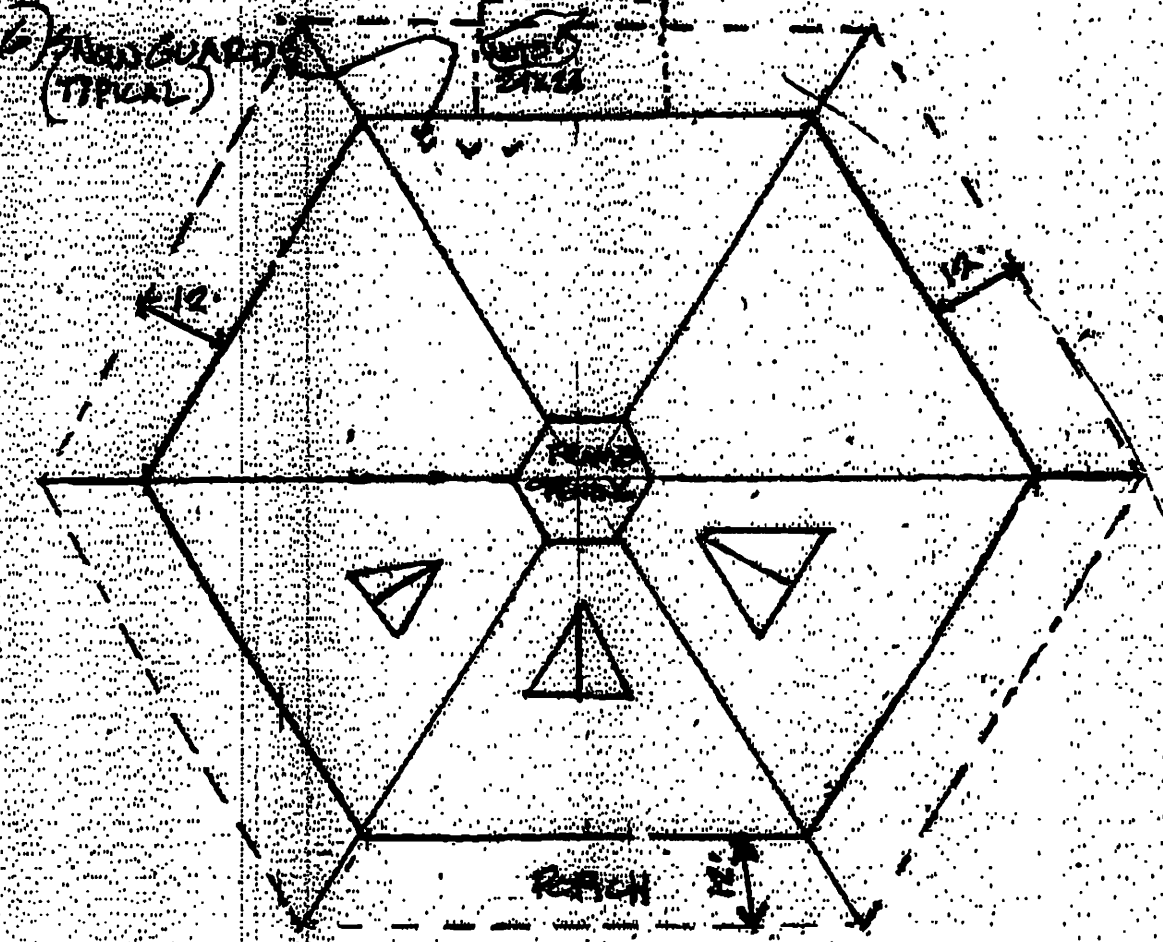
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P63

- 1) 24 GA. GALVALUME STANDING SEAM
- 2) 6" ROOF INSULATION.
- 3) PERFORATED INTERIOR COMPLETE LINED PANELS IN ROOF.
- 4) X-CUTTING AIR IN ROOF.
- 5) 3-VEST DOMES, 15" WIDE LOUVERS BY OTHERS.



Front
Roof Plan

- 7) RATCH 12' CANTILEVER, WITH FLAT
- 8) NO GUTTERS/DRAINPOUTS

don't see g/s

Note Scale NOT EXACT

Scale 1" = 20'

STAEITLER
Engineer's Computation Pad

STAEITLER

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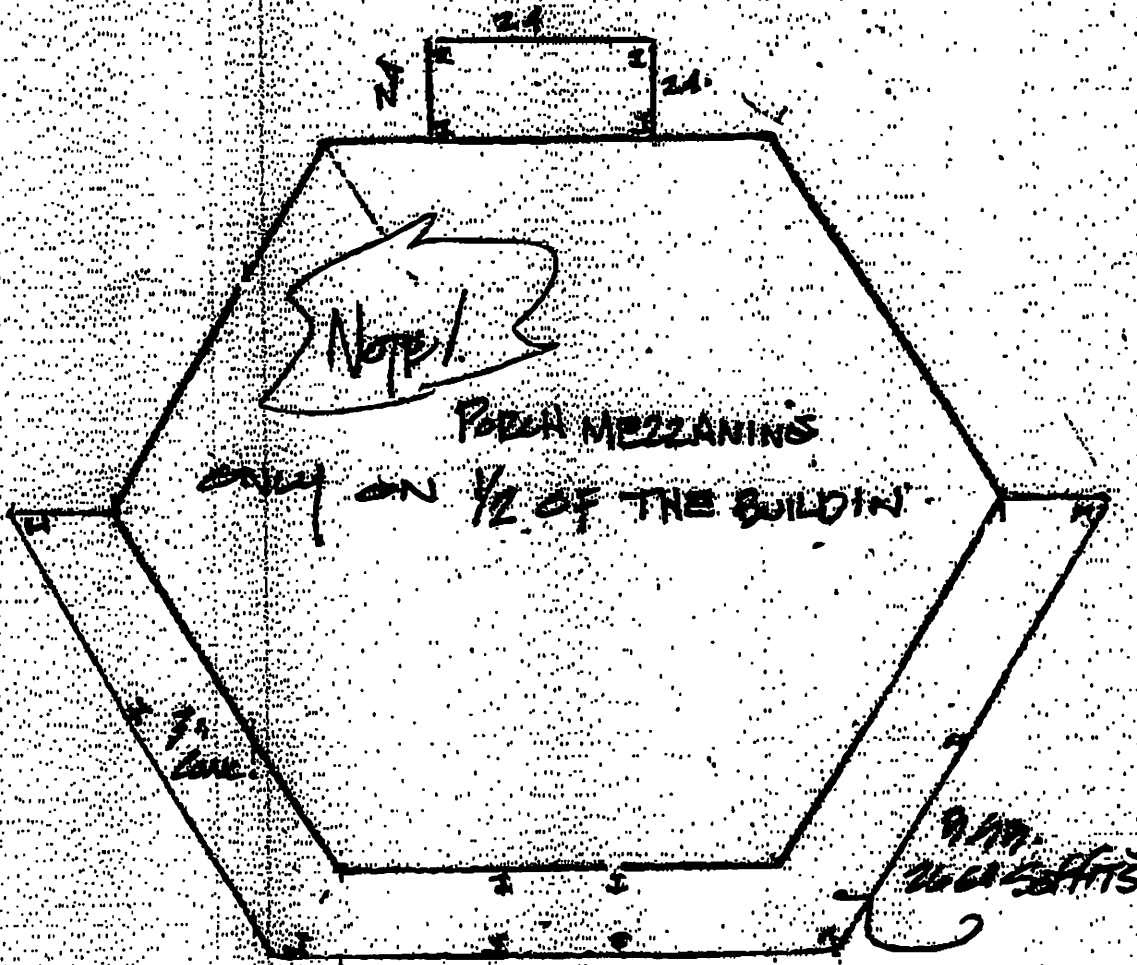
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Fig. 4

24' X 24' X 10' CLEAR SPAN 1:12 SLOPE GALV. STANDING SEAM ROOF. NO INSULATION SHEET 2-SIDE WALLS AND THE ONE END WALL THE COMMON WALL AREA IS OPEN.

STAEDETLER Engineer's Computational Pad



FRONT POOR MEZZANINE 7' ELEV. FLOOR WITH 2x6 R. PANEL SOFFITS.

Drawn 5/22/05 Note: Scale NOT CRITICAL

Scale 1" = 20'

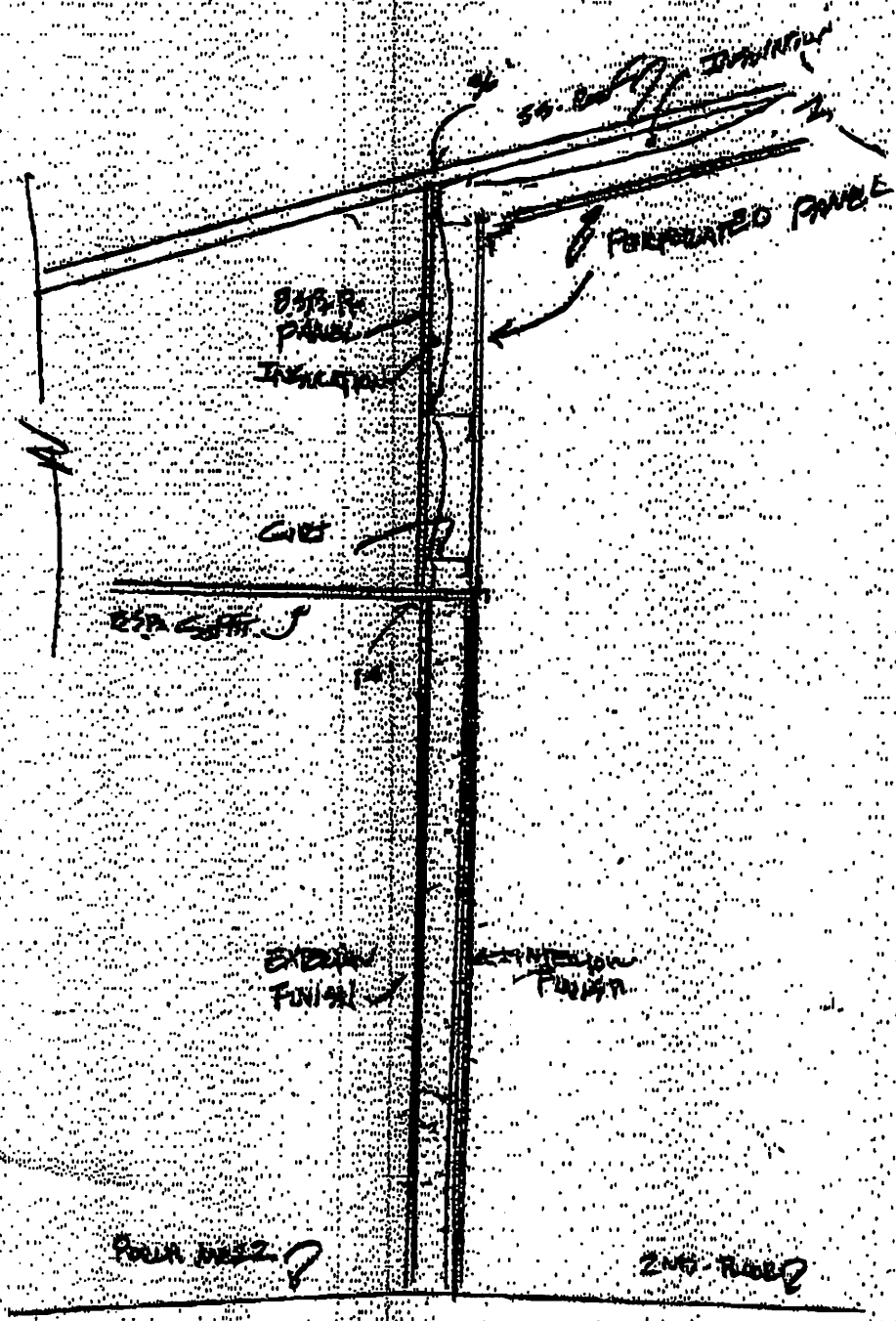
STAEDETLER ENGINEER'S COMPUTATIONAL PAD

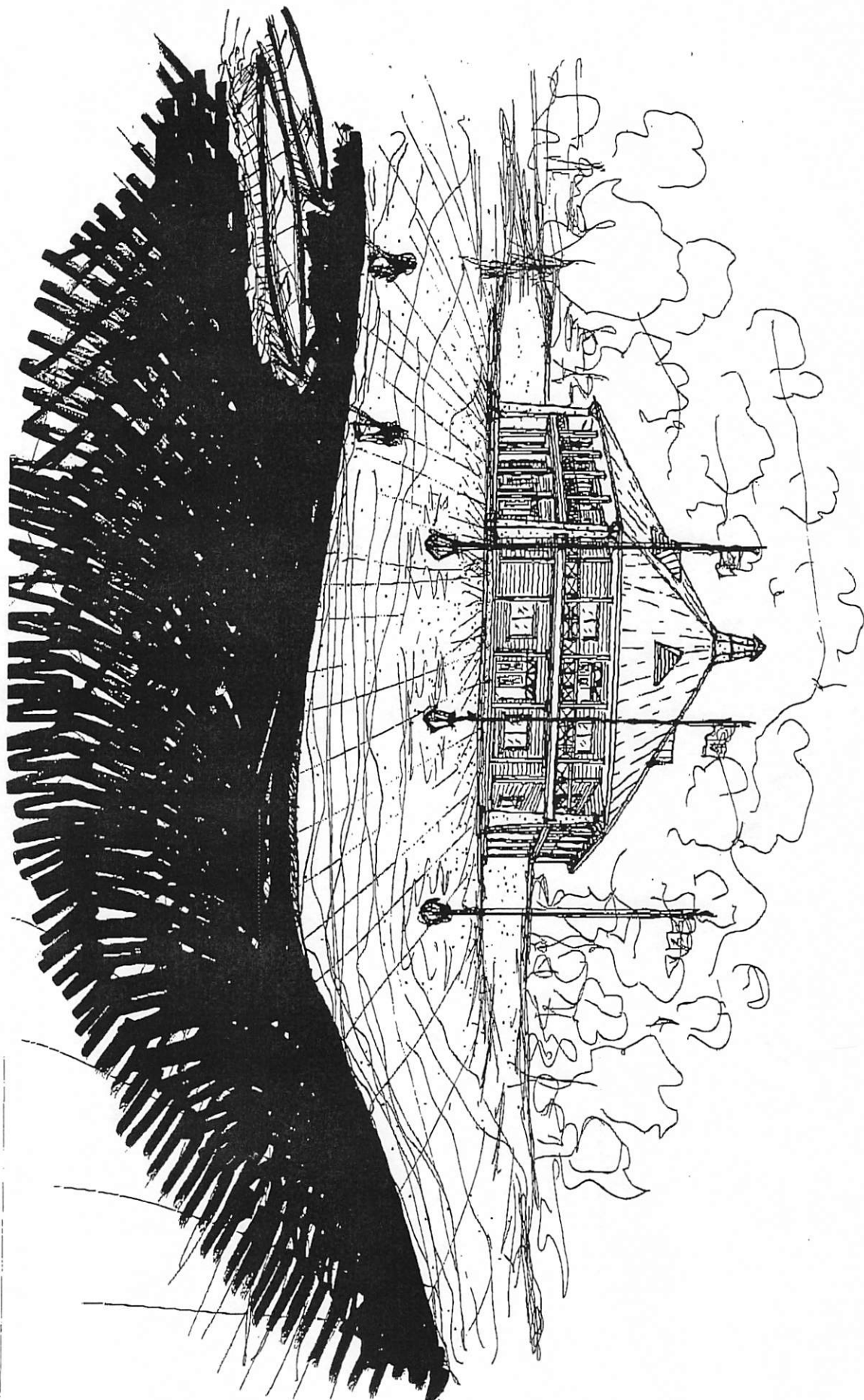
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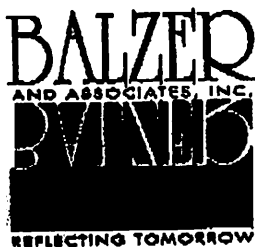
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pg 4A







February 28, 2006

Mr. Dan Johnson
BSA Blue Ridge Council
2131 Valley View Boulevard
Roanoke, Virginia 24012

Via Facsimile: (540) 265-0659

RE: The Claytor Lake Aquatics Base Committee
Project Status
B&A, Inc. Project Number: B0600007.00

Dear Dan:

On behalf of Balzer and Associates, Inc., I wish to thank you and The Blue Ridge Council for the wonderful opportunity that you have offered our firm to assist with further development and implementation(s) of your Master Plan for your Claytor Lake project. It is an exciting project, and we welcome the challenge to bring this new recreational area to a reality for the many youth it will serve.

Our New River Valley office is currently working on site and building design/construction drawings and are very much aware through previous discussions of your time schedule and budget constraints. Following our most recent meeting with you and Steve Rossi on Monday, February 26, 2006, it is critical in our overall planning and commitment to meeting your schedule that a metal building supplier/ fabricator be selected at the earliest date possible. Having the ability to coordinate our final design around the specifics of the specialized structural building system allows our staff to better understand design limitations and opportunities. Thus, we can realize timesavings in preparing final construction drawings.

It is our strong recommendation that your agency finalize any/all contract negotiations with the steel building company that has been working with Mr. Rossi over the past several months. The cost for the structural steel system as discussed at our February 26, 2006 meeting is in our opinion a very competitive price and you already have a history of a prior relationship, which adds an advantage to working with that same company.

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

ROANOKE

1208 Corporate Circle • Roanoke, Virginia 24018 • (840) 772-9590 FAX (840) 772-8050

W:\STAFFDIR\RCB\Dan Johnson ltr 2-28-06.doc

We remain anxious to continuing with our work "on schedule", and trust that you will follow our recommendation. Please feel free to call me should you have any questions or wish to discuss this matter in further detail. I look forward to hearing from you soon.

Respectfully submitted:

Balzer & Associates, Inc.



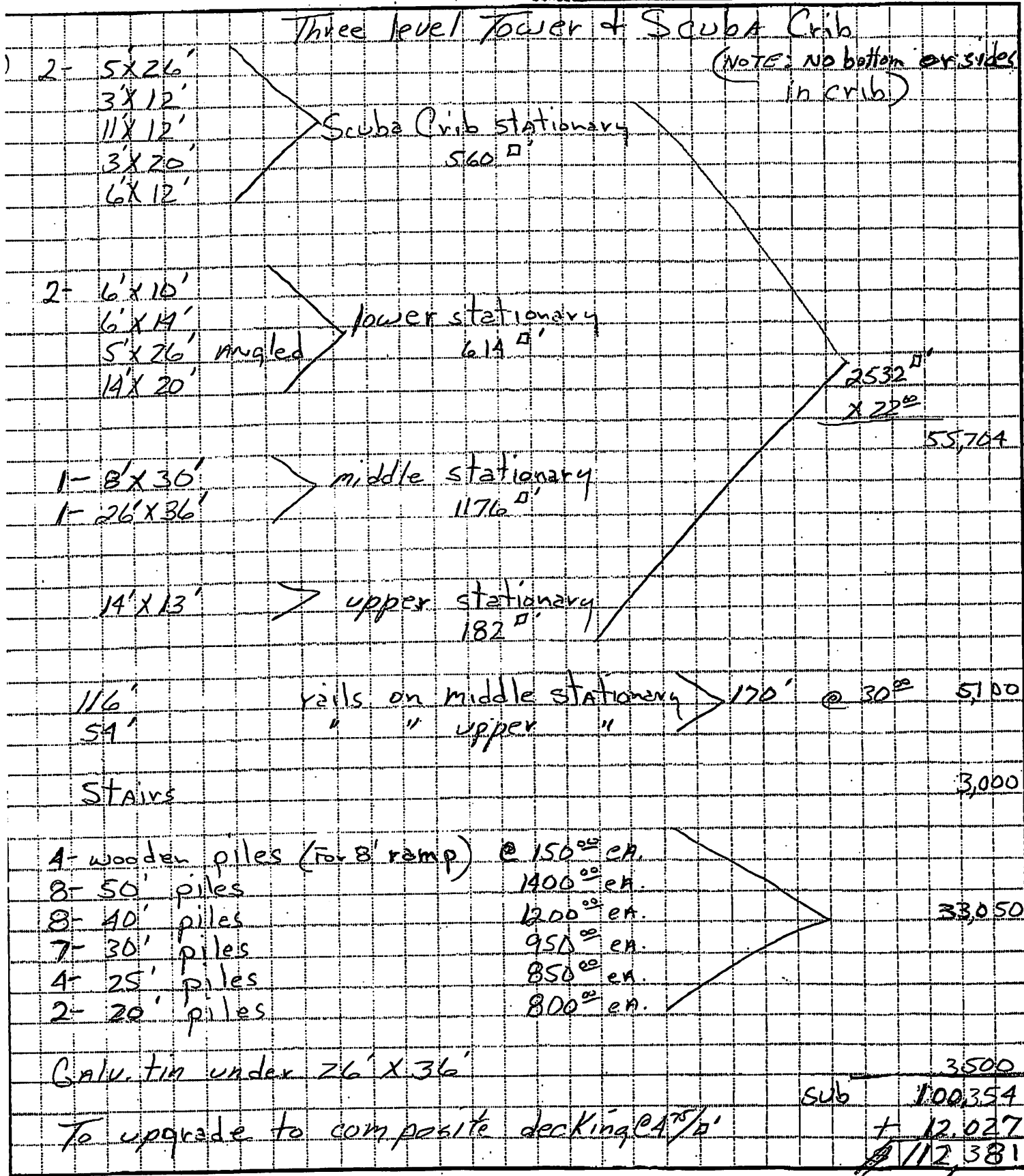
R. Craig Balzer, AIA
President

RCB/bp

cc: Mr. Steve Semones
Mr. Brian Maslyk
Mr. Steve Rossi
B&A, Inc. file

TURNER'S BUILDING INC.
 P. O. Box 26
 UNION HALL VIRGINIA 24176
 (540)576-2678

JOB Camp Claytor - Boy Scouts
 SHEET NO. 1 OF 4
 CALCULATED BY MAT DATE 2/22/06
 CHECKED BY _____ DATE _____
 SCALE _____



TURNER'S BUILDING INC.
 P. O. Box 26
 UNION HALL VIRGINIA 24176
 (540)576-2678

JOB Camp Clayton - Bay Suits
 SHEET NO. 2 OF 4
 CALCULATED BY MAT DATE 2/22/06
 CHECKED BY _____ DATE _____

SCALE _____

Floating slips with ramp coming off Tower

1- 6' X 181'	Floater	1086 ^{sq'}	
5- 3' X 20'	Floater	300 ^{sq'}	
1- 16' X 20'	Floater	320 ^{sq'}	
2- 12' X 20'	Floater	480 ^{sq'}	
1- 7' X 20'	Floater	140 ^{sq'}	
		<u>2326^{sq'}</u>	@ 27 ⁰⁰ /sq'
			\$ 62,802

14- 2' x 2' angles			1400
11- 20' steel piles		@ 800 ⁰⁰	8800
11- H.D. pipe brackets		@ 500 ⁰⁰	5500
1- 4' x 16' ramp			2000

\$ 80,502

To upgrade to composite decking @ 9 ⁷⁵ /sq'			+ 11,048
			<u>\$ 91,540</u>

TURNER'S BUILDING INC.

P. O. Box 26
UNION HALL VIRGINIA 24176
(540)576-2678

JOB Camp Claytor - Boy Scouts
SHEET NO. 3 OF 4
CALCULATED BY MHT DATE 2/22/06
CHECKED BY _____ DATE _____
SCALE _____

Additional Floater from Floating Slips
OVER to existing timber dock

6' x 115' Floater = 690 @ 27°/ft \$ 18,630

6- 20' piles @ 800° 4800

6- H.D. dock brackets @ 500° 3000

4' x 16' ramp 2000

stabilize entrance at existing timber dock 2000

\$ 30,430

To upgrade to composite decking @ 4.25/ft 3277

\$ 33,707

TURNER'S BUILDING INC.

P. O. Box 26
UNION HALL VIRGINIA 24176
(540)576-2678

JOB Camp Claytor - Boy Scouts

SHEET NO. 1 OF 1

CALCULATED BY MAT DATE 2/22/06

CHECKED BY _____ DATE _____

SCALE _____

- ① Tower & Scuba Crib / composite upgrade \$ 112,381
- ② Floating slips / ramp / composite upgrade 9,1540
- ③ Additional floater to existing timber dock / upgrade 33,707

\$ 237,628

10% increase for work
to begin in Fall 2006

237,63

\$ 261,391⁰⁰

Not included in estimate are any cleats, dock bumper, roofs, racks for canoes, lighting, or electric.

This is not a quote from Turner's Building Inc. We can only give quotes 30 days prior to start of work.