

Stormwater Drainage Improvements Completed

June 10, 2020

In early March, the Board of Directors of the Terrace Townhouses of Beverly Hills Association (TTBH) approved a major **Stormwater Drainage Improvement Project** across the fronts of units **1768-1776 Dogwood Drive**. The proposed work to replace and upgrade the stormwater infrastructure from the downspouts along the main sidewalk in that common area would mitigate recurring flooding conditions. This particular area had continued to be inundated with several inches of standing water in some locations during heavy rainstorms.

The TTBH Board of Directors in conjunction with Management conducted a competitive bid process and selected a licensed and certified vendor, **Ridge Limited**, to complete the planned project. In addition, a certified engineer was retained to supervise the project from start to finish and provide further assistance in the field as needed. The project included the following work:

- Installation of a **new 10" PVC trunk line** (this being the main storm drain line) to stretch from the top end of 1768 Dogwood Drive to tie into the end of unit 1776 Dogwood Drive.
- Installation of **ten (10) 4" downspout lines** with PVC pipe with 4" PVC pipe and tie into 10" trunk line.
- Installation of **two (2) yard boxes** with concrete inverts and 6" pipe, tied into 10" trunk line. One at start of 10" line by unit 1 to replace 4" drain by 4th unit downhill. The two boxes were originally planned to be 12"x12" but were later modified to be 18"x 18".
- Lastly, tie two (2) existing boxes on the west side of the sidewalk to trunk line with 6" PVC.

The Board and Management are pleased to announce that the **Stormwater Drainage Improvement Project** has been completed.

The entire project cost a total of **\$22,842.16** and took about three weeks to be completed. The Association's Replacement Reserve Fund was used to pay for the project pursuant to authority provided in the TTBH Bylaws.



The project started by digging up a trench to the side near 1776 Dogwood Drive to put the trunk line and downspout drains. All other units affected were separately informed of the upcoming work and impacts. Additional pictures below showing the installation work of the new PVC line as per the scope of work.



While the project was underway, a significant clog was found within the main stormwater drain that connects to the City of Alexandria infrastructure – which was contributing to flooding conditions in that area of the community. Consequently, a second competitive process was initiated and an additional vendor was retained to clear out debris and mud from the pipe.



The contractor was able to flush the clogged pipe as shown in the pictures above. Everything was completed in a timely fashion. Work on the stormwater drainage continued with no further complications.



Additional photos below show the final stages of the stormwater drainage project's completion.



The entire project was completed Tuesday, May 19, and a final walkthrough was completed on the same day. Work was deemed satisfactory with no additional pending punch list items.

The new system underwent its first major test when the community experienced heavy rainstorms in early June, with 4 inches of rain coming between June 4-6. During that time the areas between 1768-1776 Dogwood remained flood-free with little to no standing water in previous problem spots.

The Board and Management appreciate the patience and understanding shown by all those living in affected areas as this project was completed.