



GREENBELT HOMES, INC.

HAMILTON PLACE, GREENBELT, MARYLAND 20770

Area Code (301) 474-4161 Fax (301) 474-4006



MANAGER'S MEMORANDUM

TO: GHI Board of Directors
FROM: Eldon Ralph, General Manager *Eldon Ralph*
DATE: August 29, 2022
SUBJECT: Addendum for the **GHI OPEN** Board Meeting on September 1, 2022

GHI Open Meeting

7g. Contract for Repairs to Stairway/Retaining Wall at 2 Court Plateau Place – 1st reading (Attachments #8a-8b)

A common stairway located between 2 A-F and 2 G-M Plateau Place, constructed in 1940, provides pedestrian access between 54 Court Ridge Road and 2 Court Plateau Place. The stairway is 55" wide and was constructed between two reinforced concrete retaining walls of equal height. Next to the retaining wall on the 2-G Plateau side of the stairway is a large Dawn Redwood tree that is approximately 60 feet in height. During the past few years, there have been adverse impacts on the retaining wall and stairway due to the roots of the tree. A Dawn Redwood tree has the following characteristics:

- Rapid grower.
- Lives for 200+ years (this tree is 30-40 years old).
- Will grow to a minimum height of 165 feet (currently 60 feet).
- Trunk diameter at chest height can reach 6 feet (currently 28").

On July 23, 2020, the Board directed the Buildings Committee and Woodlands Committee to jointly consider the impact of the tree on the stairway/retaining wall and recommend what action should be taken. On September 3, 2020, the Board accepted the Woodlands Committee report and directed staff to remove the tree and take steps to repair the stairway/retaining wall.

On March 4, 2021, the Board rescinded its prior motion to remove the tree after a few members objected to its removal, and on April 1, 2021, directed the Manager to hire an engineering consultant to develop plans for rebuilding the stairway and the damaged section of the retaining wall, in a manner to protect them from future damage by the roots of the tree.

On September 2, 2021, the Board approved a contract in the amount of \$7,500 with Becht Engineering BT, Inc. to develop two sets of construction plans as follows:

- **Option 1- Remove the Tree:** The work involves reconstructing the concrete stairway and retaining wall in their current location after the tree is removed as shown in attachment #8a - Drawing Sheet S-101. A permit for this option would not be needed since the work would be considered maintenance and repairs.
- **Option 2 – Retain the Tree:** This work involves building a new retaining wall in front of the damaged retaining wall, filling in the space above the existing stairway, and building a sidewalk in this location that is approximately level with the parking lot at 2 Court Plateau Place. A new galvanized stairway would be constructed including two landings and two separate sections of stair treads as shown in attachment #8b - Drawing Sheet S-102. The work would necessitate obtaining building permits from Prince George’s County and the City of Greenbelt.

Plans and a Request for Proposals were sent to the following ten (10) contractors who were requested to submit bids:

- American Group Contractors
- New Millennium General Contractors
- CG Builders, Inc.
- Lanham Construction
- CA Lindman
- American Exteriors
- Portugal Construction
- Metro Renovation and Builders
- Barlow Concrete
- Masoncrete Construction, Inc.

Bids were received from the following two contractors:

Contractor	Option 1- Remove the Tree	Option 2 – Retain the Tree
CG Builders	\$215,860	\$266,644
Lanham Construction	\$193,790	\$258,345

An amount of \$105,500 was included in the 2022 replacement reserve budget for this project. Lanham Construction has performed concrete repairs at GHI in the past with satisfactory results.

This item is on the agenda for discussion and action.

Either

Suggested motion #1: I move that the Board of Directors authorize the Manager for first reading, to enter into a contract with Lanham Construction to reconstruct the damaged retaining wall and stairway at 2 Court Plateau Place, in accordance with Drawing sheet S-101 as presented, at the contractor’s bid price of \$193,790 with an amount of 10 percent for unforeseen contingencies, for a total cost not exceeding \$213,169.

Or

Suggested motion #2: I move that the Board of Directors authorize the Manager for first reading, to enter into a contract with Lanham Construction to install a new sidewalk and stairway at 2 Court Plateau Place in accordance with Drawing sheet S-102 as presented, at the contractor's bid price of \$258, 345 with an amount of 10 percent for unforeseen contingencies, for a total cost not exceeding \$284,180.

ADDENDUM



Becht Engineering BT, Inc.
107538 Birmingham Way
Woodstock, Maryland, 21153
Phone: (410) 461-3504
Fax: (803) 772-7390
www.bechtbt.com

No.	PROJECT CODE	DATE
E	CLIENT REVIEW	2022-06-03
E	ISSUED FOR PERIOD ONLY	2022-06-22

CODE	REVISION DESCRIPTION	DATE

- REVISIONS:**
1. CORRECT ERRORS OF THE ORIGINAL DESIGN AND CONSTRUCTION PERMIT AS NOTED BY THE COUNTY ENGINEER AND THE BOARD OF APPEALS. THE DESIGN SHALL BE REVISED TO REFLECT THE COMMENTS AND CONCURRENCE FROM THE BOARD OF APPEALS AND THE COUNTY ENGINEER. THE DESIGN SHALL BE REVISED TO REFLECT THE COMMENTS AND CONCURRENCE FROM THE BOARD OF APPEALS AND THE COUNTY ENGINEER. THE DESIGN SHALL BE REVISED TO REFLECT THE COMMENTS AND CONCURRENCE FROM THE BOARD OF APPEALS AND THE COUNTY ENGINEER.
 2. REVISE THE DESIGN TO REFLECT THE COMMENTS AND CONCURRENCE FROM THE BOARD OF APPEALS AND THE COUNTY ENGINEER.
 3. REVISE THE DESIGN TO REFLECT THE COMMENTS AND CONCURRENCE FROM THE BOARD OF APPEALS AND THE COUNTY ENGINEER.
 4. REVISE THE DESIGN TO REFLECT THE COMMENTS AND CONCURRENCE FROM THE BOARD OF APPEALS AND THE COUNTY ENGINEER.

THIS DRAWING IS PRELIMINARY AND IS ISSUED FOR REVIEW ONLY - FOR THE CONTRACTOR'S USE. THIS DRAWING HAS BEEN CHECKED BY: DATE:

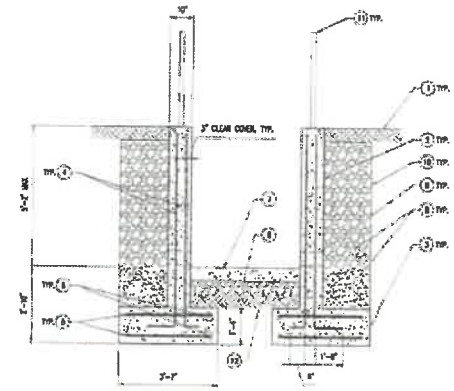
GREENBELT HOMES WALL PROJECT
PLATEAU 2 COURT
GREENBELT, MD

SITE PLAN WITHOUT TREE PRESERVATION

PROJECT NO.	DATE
S-101	06/09/2024

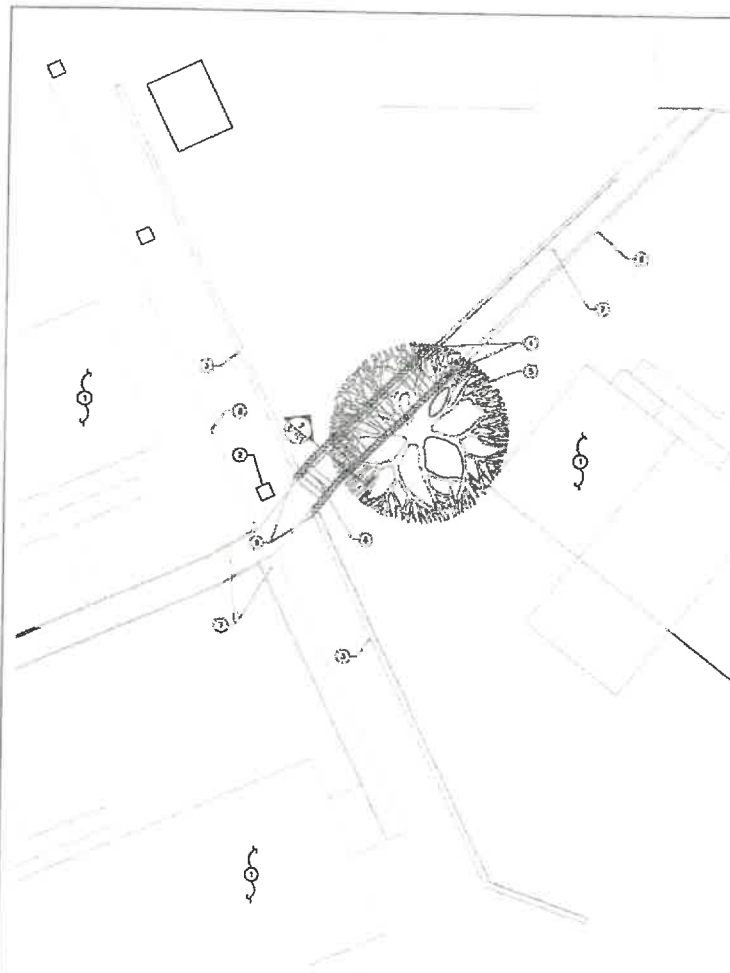
S-101

PROJECT NO. 06/09/2024
PROFESSIONAL ENGINEER:
PROFESSIONAL ARCHITECT:
PROFESSIONAL LANDSCAPE ARCHITECT:
EXPIRATION DATE 05/31/2025



2 NEW WALL SECTION
SCALE: 1/2"=1'-0"

- NOTES:**
1. EXISTING CONCRETE TO MATCH EXISTING (NY).
 2. NEW CONCRETE RETAINING WALL, SEE PLAN. EXISTING WALL HEIGHT SHALL NOT EXCEED 3'-2".
 3. NEW 18" THICK 2'-0" HIGH 4" X 4" CONCRETE FOUNDATION FOOTING, BOTTOM FACE OF FOOTING SHALL BE NEW 2'-0" BELOW GRADE, TOP REINFORCEMENT AS REQUIRED NEW BRIDGE, SEE 1/4"-0".
 4. NEW 24" DIA VERTICAL AND HORIZONTAL REINFORCEMENT @ 18" O.C. WITHIN WALL, SEE PLAN, 3" CLEAR COVER.
 5. NEW 24" DIA TOP AND BOTTOM REINFORCEMENT @ 18" O.C. WITHIN FOUNDATION FOOTING, MINIMUM 3" CLEAR COVER.
 6. NEW CONCRETE SPALLS/CHIPS, SEE PLAN.
 7. NEW 1/2" CLEAR CRACKED STONE, CRACK UP TO GRADE BEING WALL AS SHOWN TO PROTECT DRAINAGE THROUGH RETE.
 8. NEW 4" X 4" PINE WEDGES AT WALL BASE SPACED MAX 6'-0" O.C.
 9. DRINK CHANGE PLANE TO BE SHOWN BY DOTTED LINE WITH ARROW AS SHOWN.
 10. NEW 2'-0" WALL GENERALLY TO BE INSTALLED WHERE EXISTING WALL HEIGHT EXCEEDS 3'-2", SEE NOTES IN S/5-101 FOR SUBMITTAL DETAILS.
 11. ALTERNATE TO BE SUBMITTED TO USE STANDARD PATTERN PRIOR TO INSTALLATION OF JOINTS/SEAMS.
 12. EXISTING TREES AND VEGETATION ARE SHOWN FOR CLARITY ONLY. REMOVE EXISTING TREES, MAINTAIN DETRIMENTAL REMOVAL OF TREES OR VEGETATION SHALL BE APPROVED BY OWNER PRIOR TO THE START OF WORK.
 13. EXISTING UTILITIES NOT SHOWN, CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES AND SURFACE STORM WATER PIPES PRIOR TO THE START OF WORK.

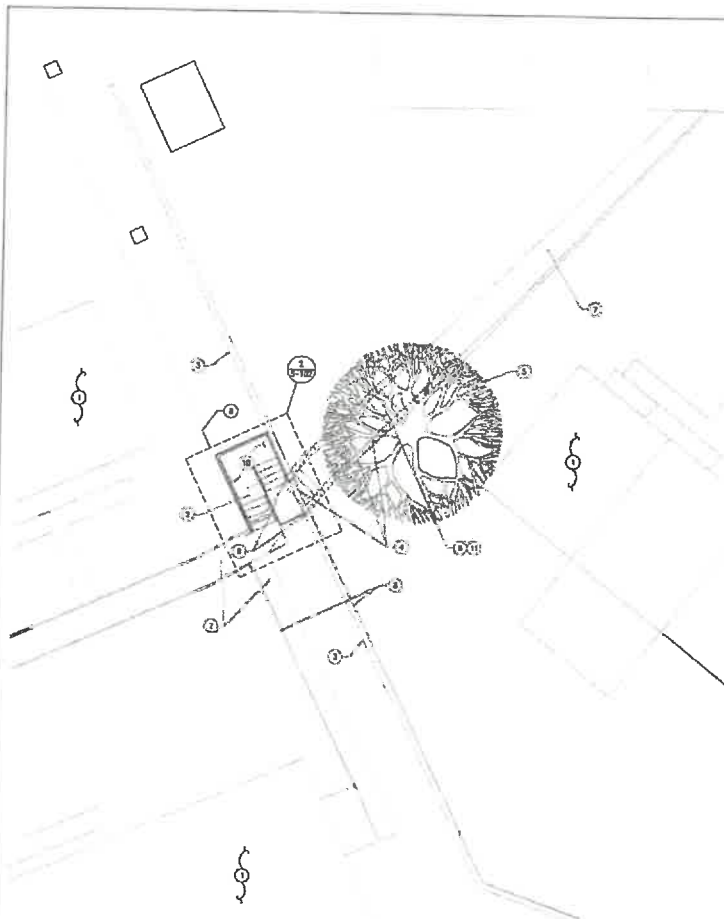


SITE PLAN - WITH TREE REMOVAL
SCALE: 1/8"=1'-0"

- NOTES:**
1. EXISTING BUILDING (NY).
 2. EXISTING DRAINAGE INLET (NY).
 3. EXISTING CONCRETE WALL, THIS EXISTING FACE OF WALL TO BE REPAIRED, REFINISHED, AND PAINTED, OPTIONAL: BY LEASE OF PARKING, CONTRACTOR MAY PROVIDE FENCES FOR APPROVAL, BY ENGINEER AND OWNER.
 4. NEW 18" THICK 2'-0" HIGH 4" X 4" CONCRETE FOUNDATION FOOTING, BOTTOM FACE OF FOOTING SHALL BE NEW 2'-0" BELOW GRADE, TOP REINFORCEMENT AS REQUIRED NEW BRIDGE, SEE 1/4"-0".
 5. EXISTING 4"-12" THICK REINFORCED TIE TO BE REMOVED (NY).
 6. EXISTING CONCRETE STEPS TO BE REMOVED (NY), SEE 1/4"-101 FOR REPLACEMENT DETAIL, INSTALL NEW STEPS AND FINISH TO MATCH EXISTING.
 7. EXISTING CONCRETE SIDEWALK (NY), SEE 1/4"-101 FOR REPLACEMENT DETAIL AS REQUIRED.
 8. EXISTING FENCE TO BE REMOVED AS REQUIRED TO FACILITATE WORK (NY), REPLACE IN ONE ROW TO MATCH EXISTING OR AS APPROVED BY OWNER.
 9. REPAIR 1/2" PRE-CASTER JOINT BETWEEN NEW AND OLD CONCRETE.
 10. EXISTING TREES AND VEGETATION ARE SHOWN FOR CLARITY ONLY. REMOVE EXISTING TREES, MAINTAIN DETRIMENTAL REMOVAL OF TREES OR VEGETATION SHALL BE APPROVED BY OWNER PRIOR TO THE START OF WORK.
 11. EXISTING UTILITIES NOT SHOWN, CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES AND SURFACE STORM WATER PIPES PRIOR TO THE START OF WORK.

THE CONTRACTOR TO OBTAIN OVERHEAD UTILITY LOCATIONS SHALL SELECT A PROFESSIONAL UNDERGROUND UTILITY LOCATIONS COMPANY TO CONDUCT ALL UTILITY LOCATIONS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A DETAILED DRAWING INCLUDING LOCATION AND DEPTH OF ALL UTILITIES TO THE CONTRACTOR FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. PLACES TO BE HELD UNLESS THEY PROVIDE PROTECTION FROM WORK PROCEEDING WITHOUT OUR INTERFERENCE OR FROM COLLATERAL CONDITIONS THAT REQUIRE AVOIDANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. UNDER THESE CONDITIONS, WE ARE TO BE HELD UNLESS THEY PROVIDE PROTECTION FROM DAMAGE DURING CONSTRUCTION. UNDER THESE CONDITIONS, WE ARE TO BE HELD UNLESS THEY PROVIDE PROTECTION FROM DAMAGE DURING CONSTRUCTION.

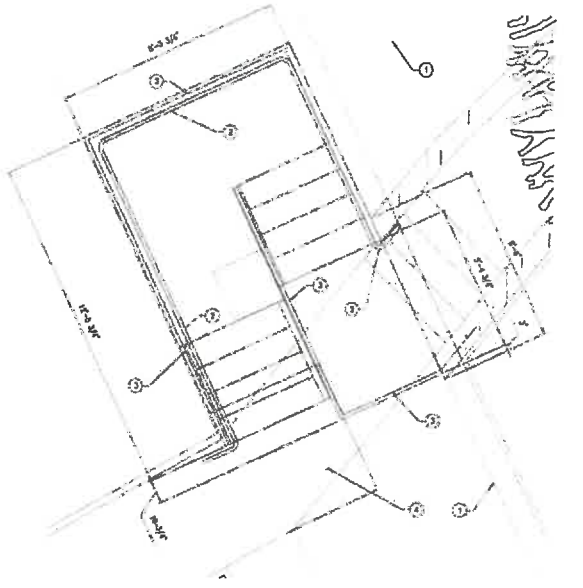
THE SCOPE OF WORK DESCRIBED IN THE DRAWINGS IS FOR THE INSTALLATION OF NEW RETAINING WALLS AND STAIRS AND IS CONTINGENT UPON THE CONTRACTOR'S OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



1 SITE PLAN - WITHOUT TREE REMOVAL

S-102 SCALE: 1/8"=1'-0"

- NOTES:**
- 1 EXISTING BUILDING (BY)
 - 2 EXISTING DRIVEWAY VALET (BY)
 - 3 EXISTING CONCRETE WALL TO REMAIN (BY), EXPOSED FACE OF WALL TO BE REPAIRED, REFINISHED, AND FINISHED, OTHERWISE IN LEU OF FINISHING, CONTRACTOR MAY PROPOSE TRENCH FOR APPROVAL BY ENGINEER AND OWNER
 - 4 NEW 6" THICK GROSS FIBER REINFORCED CONCRETE RETAINING WALL, EXISTING WHERE SHOWN TO BE ABANDONED IN PLACE, SAW CUT EXISTING WALL AS REQUIRED FOR INSTALLATION OF NEW WALL, SEE 2/25-04 FOR MORE INFORMATION.
 - 5 EXISTING 3" WIDE REDWOOD TREE (BY), CONTRACTOR TO COORDINATE WITH OWNER/ARCHITECT TO PROTECT AND MAINTAIN REQUIREMENTS.
 - 6 EXISTING CONCRETE STEPS TO BE ABANDONED IN PLACE (BY), SAW CUT AS REQUIRED FOR INSTALLATION OF NEW WALL.
 - 7 EXISTING CONCRETE RETAINING WALL, SEE 2/25-04 FOR REPLACEMENT DETAIL AS REQUIRED.
 - 8 EXISTING FINISHED FLOOR (BY), ANY DAMAGED FINISH SECTIONS ARE TO BE REPLACED IN LIKE KIND.
 - 9 RETAIN 1/2" PRE-CASTED AGGREGATE FILLER BETWEEN NEW AND OLD CONCRETE.
 - 10 NEW GREENPAINT STEEL FRAMED SANDWICH, SEE 2/25-102 FOR MORE INFORMATION.
 - 11 RETAIN BETWEEN EXISTING WALLS TO ELONGATE TO ADJOIN EXISTING WALL HEIGHT WITH DEAD FILL COMPACTED TO SOIL STANDARD PRACTICE IN LIKE KIND, LEAVE MINIMUM NEW FINISH SCHEDULE, SEE 8/23-04 FOR DETAIL.
 - 12 EXISTING TREES AND VEGETATION NOT SHOWN FOR CLARITY UNLESS OTHERWISE NOTED, MAINTAIN DISTANCE, REMOVAL OF TREES OR VEGETATION SHALL BE APPROVED BY OWNER PRIOR TO THE START OF WORK.
 - 13 EXISTING UTILITIES NOT SHOWN, CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES AND SURVEY STAKES UNDER PAVING PRIOR TO THE START OF WORK.



2 STAIRCASE PLAN

S-102 SCALE: 1/2"=1'-0"

- NOTES:**
- 1 CONCRETE WALLS, SEE 1/25-102.
 - 2 NEW HANDRAIL, SEE 1/25-201 FOR MORE INFORMATION, MINIMUM 3"-4" CLEARANCE BETWEEN HANDRAIL AND GUARDRAIL WALL, AND/OR STAIRS.
 - 3 NEW GUARDRAIL, SEE 1/25-201 FOR DETAIL.
 - 4 EXPOSE CONCRETE REBAR AS SHOWN, SAW CUT EXISTING AS REQUIRED, SEE 2/25-04 FOR DETAIL.
 - 5 SEE 1/25-201 FOR MORE INFORMATION.

THE CONTRACTOR TO OBTAIN OVERLAP/UTILITY AND SITE PERMITS. CONTRACTOR SHALL NOTIFY A PROFESSIONAL UNDERGROUND UTILITY LOCATING COMPANY TO CLEARLY MARK ALL UNDERGROUND UTILITIES, UNDETECTED UTILITIES, SERVICE TRENCHES AND PROVIDE A DETAILED EXISTING RECORDING ELECTRIC AND PERMANENT RECORDING PAGES. THE MARKINGS AND THESE DRAWINGS SHALL BE REVIEWED THOROUGHLY BEFORE ANY EXCAVATION ACTIVES COMMENCED. HAND DRAWING IS REQUIRED ON ALL UTILITIES MARK 1'-4" OF UTILITY.

THE SCOPE OF WORK DEPICTED IN THIS DRAWING IS FOR THE INSTALLATION OF NEW RETAINING WALLS AND STAIRS AND IS CONTINGENT UPON THE OWNER'S DECISION TO PROCEED TO CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL BE ADVISED OF ALL CONDITIONS THAT MAY AFFECT THE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK.



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 www.becht.com

No.	PRINT ISSUE	DATE
E	CLIENT REVIEW	7/22/20-02
E	ISSUED FOR PROCEED	2020-06-22

CODE	REVISION DESCRIPTION	DATE

PLEASE REFER TO THE NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AS APPLICABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK.
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND INSURE THE COMPLETION OF THE WORK.

THIS DRAWING IS PRELIMINARY AND IS ISSUED FOR REVIEW ONLY - NOT FOR CONSTRUCTION. DATE THIS FOR HAS BEEN CHECKED AND PAID.

CHECKED BY: _____ DATE: _____

GREENBELT HOMES WALL PROJECT
 PLATEAU 2 COURT
 GREENBELT, MD

SITE PLAN WITH TREE PRESERVATION

PROJECT No.	DATE

S-102

PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DRAWINGS HAVE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER, EXPIRATION DATE 03/31/2023