

From: [Dean Packard](#)
To: [Byrne, Kathleen](#); [Kaye, Josh](#); [Nichols, Greg](#)
Cc: [Kobylski, Linda](#); [Motazed, Ehsan](#)
Subject: Cashell Estate CU16-11
Date: Friday, June 6, 2025 1:23:04 PM
Attachments: [SITE COST WORK TO FINISH.xlsx](#)

[EXTERNAL EMAIL]

Ms. Byrne, with everything evolving and with trying to figure out costs and how to get all of the work done at or under budget, Mike Hines and I have decided to use his crews to get the work done, rather than relying on contractor companies that don't want to show up or see blood to break the budget.

Since the last meeting, we have done the following:

- a. Removed the damaged paving base and subgrade and reset the base.
- b. Removed six damaged 10' curb sections and replace them with concrete matching the existing curb and gutter.
- c. The paving contractor finally finished his hospital contract and has told me that he will be onsite next Tuesday to top coat the road, beginning at 7:30 am. I have notified the HOA liaison about Tuesday closing the court for three to four hours, but will reiterate it tomorrow and Monday so that the neighbors can plans their movement.
- d. I have received the determination from MCDOT that the two street lights on Garrett Road must be the 16' freestanding colonial posts, not lights hung on the existing poles. I have spoken with PEPCO and they will be pursuing the work order I set up to install the lights and let me know when they will be ready to commence the work.
- e. I received a response from PEPCO regarding the meter pedestal, where they need me to hire an electrician to install the JBox meter base and circuit breaker. We have hired the electrician and he has ordered the material and will be installing the hookups as soon as the parts arrive. Once everything is in place and passes county inspection from the permit issued, PEPCO will energize the box and set the meter. I have been figuring out the process as I go and it seems that with the electrician engaged, it is all in place to turn the lights on soon.
- f. After staking out the second entrance, Mike has rented a Bobcat and I have been helping him move about 15' of the stockpile. He is trying to finish this work today and they we will seed the disturbed grade on the stockpile
- g. I have been informed by Mark Etheridge that I need to file a revision to the sediment control plan for the second entrance. I have been working on that and plan to finish the plan and submit it this weekend.
- h. When three of the curb sections were removed, it disturbed some pervious pavers. We went to builders supply and purchased a pallet of stone, per spec, and Mike's crew finished resetting the pavers yesterday.

- i. As soon as I get confirmation as to when Mike's crew will be onsite next week to remove and replace the sidewalk in the public right of way, I will notify Josh, Greg, the inspector and the neighbors.
- j. Once the sidewalk is finished, Mike's crew is set up to excavate for the pervious paving installation in the circle around the playground, completing the walkway up to and around the planter box where the mailboxes are located.
- k. Next week Mike and I will begin shopping for the landscaping to be installed, where we will start planting inside of the stormwater facilities. We will need to purchase mulch, rake the bottom, plant the plants, coordinating with Jack the sediment control inspector. This effort will be to complete the stormwater management asbuilts and get steps closer to closing the permit and releasing the bond.
- l. Once the sediment control revised is updated, Mike will cut the base grade in the second entrance and his crew will install the curb and gutter. We will then test the compaction, lay stone, pave the base and top coat the second entrance and Garrett Road. This work will be all be coordinated with Josh, Greg and the county inspectors.

Mike and I have been concerned that we will exceed the budget proposed for the work. The best way we can control costs and rely more on timing is to use Mike's crews to do as much of the work as possible. Mike is hands on running equipment and I have been onsite many times with shovel in hand working. There is a plan to execute the rest of the work with me, Mike and his crews and we will be moving through the list until done. I have learned that no contractor wants to do these little jobs or wants double to show up on their schedule. This is why we are using Mike's paving company and his contractors to complete the work, because they will show up, cost less and it helps that I am there sweating with them.

Dean Packard, PE