

Response to Q & A on 2/25/17

- ❖ **Krazan Scope/Other additional Scope Options:** Roads committee called Krazan Project Engineer and he agreed scope was overkill but that he was not willing to alter. Board contracted with EDG to establish a scope that better fit the needs of our community. Major scope change- recompaction to 12" will only take place in areas where it is deemed necessary once the asphalt is removed.
- ❖ **Additional Bids:** Sent scope out to 9 firms, received bids from 4, 1 more pending.
- ❖ **Phased Approach:** The added cost for a phased approach is ~\$3500, but contractor may not be willing to hold pricing for next phase if community waits too long.
- ❖ **Patching Current Potholes:** Completed
- ❖ **Driveway Bids:** We are still going to negotiate with final contractor and price could go down based on the owners specific driveway, the cost will not exceed \$2.80 sq ft.
- ❖ **Community Drives Part of Project:** Included in Scope.
- ❖ **Unit Price for Bids:** Identical bid sheets were sent to bidders in a unit price format.
- ❖ **Look into Different Assessment:** New assessment will be voted on within the community in early Summer, vote will determine whether we complete the entire project in 2018 or phase it out. Vote is for an amount not to exceed \$5500/ homeowner.
- ❖ **Neutral Party as Project Manager:** The Board contracted with ADM to prepare bid document, conduct job walks and bid the roads project.
- ❖ **Scope Include Swales/Drainage:** The bid documents included a unit price to replace swales and drainage that are damaged.
- ❖ **Scope Include Roots:** An arborist assessed the community to determine trees that have/will impact the asphalt project. A listed was made that could be saved with a root barrier and those that will need to be removed. Saving trees was top goal.
- ❖ **Contractor Locally:** Four of the five potential contractors are local.
- ❖ **Maintenance Plan:** Current Board agrees that if an assessment were to pass to complete 100% of the project in 2018, the current HOA monthly dues would cover community costs and allow for a percentage to continue to be allocated to the roads reserve to meet contractor recommended maintenance, sealing and replacement requirements.
- ❖ **Seal Other Areas if Phased:** Will be discussed pending outcome of vote.
- ❖ **Sub-base/ R-values:** Engineers reviewed R-values and agreed recompaction wasn't necessary throughout the entire community.
- ❖ **Petromat:** Included in current scope and will be removed as part of the project.