

All,

Brian Riley, Tracy Usry and myself met last night to review quotes from two vendors (Barton and Boyd, Potomac Paving) concerning repair of Meadows roads as outlined, discussed and agreed to at our last meeting. To recap, we agreed to get quotes for:

1. Repair/re-paving of worst sections of Monte Vista
2. Repair/re-paving, erosion control of Crooked Creek
3. Repair of multiple potholes
4. Repair/re-paving of cul de sac at Serenity Lane End of Harry Berry Lane

We did receive quotes from the two parties after meeting with both of them and “walking the neighborhood” to discuss specifics. Potomac Paving gave us exactly what we requested in terms of their quotations. We all have a high level of confidence that they will execute what we have described professionally and might even make a good long term partner in this endeavor. If we were going down the path of chip and tar for the entire community then B&B would probably be our choice but it is clear from our interactions that they are not the entity to execute our current strategy of fixing the major issues we have now based on both their response (or lack thereof) and their pricing. It is our combined recommendation that we move forward in executing the plan that Potomac Paving has given us, sign contracts and move out as quickly as we can. It is also our recommendation that we approve an “up to \$50 K” value on the work to be performed to address any “pop up” issues or opportunities to do extra maintenance that would make sense. The table below articulates the current quotes as we have received them, so our cost with Potomac Paving would be between \$35,000 and \$50,000 if the board approves the ceiling approach. In addition, a description each of the Potomac Paving items is found on the subsequent pages. Please let me know if there are questions.

Dave

	Potomac Paving Estimate	Barton and Boyd	Notes
Cooked Creek Repair, Erosion Control	\$ 17,250	\$ 10,560	
Monte Vista Repair	\$ 4,950	\$ 99,675	B&B Did not provide what we requested, quoted 2" Asphalt from Rt. 206 to Panorama
Harry Berry Repair	\$ 6,250	\$ 17,680	
Pothole Patching	\$ 6,500	????	B&B Did not provide what was requested
	\$ 34,950		B&B, Quoted numbers will change if we don't Chip and Tar all roads as quoted

A. 300'x11' section of Monte Vista needs to be cleaned , apply tack coat for proper adhesion , apply a 2" overlay of hot mix asphalt with a crown down the middle of the area to diver water off to both sides.
Total price : \$ 4950

B. 100'x20 section in the cul de sac of Harry Berry needs to be saw cut , excavate broken asphalt , excavate & replace any bad base , pave the area back to flush with 3" of hot mix asphalt. Total price: \$ 6250

C. 300'x11' section on Piney Greene need to be cleaned , apply tack coat for adhesion , and overlay that section with 2" of hot mix asphalt . Total price : \$ 5200

D. Various patching of potholes through the Meadows can be patched the cheaper way of clean , tack coat , and fill with hot mix asphalt or the more expensive way of saw cut the potholes square ,remove broken asphalt , and patch back to flush with hot mix asphalt . This price would vary based on how many areas you would want patched and how you would want them done. Figure on \$ 2800-\$6500 based on size and scope of work.

E. Tar and chip surface treatment to approximately 785,000 sq ft of area in the Meadows consisting of cleaning areas and application of one coat of tar & chip surface treatment. Total price : \$ 450,000

Area C. paving of 415' x 13' section of Crooked Creek

1. Mill out at stop point for a flush tie in after paving.
2. Excavate grass and dirt to widen out Crooked Creek from 11' to 13' . Install new 21A stone base to new add ons and compact with vibratory rollers.
3. Apply liquid adhesive tack coat to allow for proper adhesion between the old and new asphalt.
4. Patch potholes in area with hot mix asphalt prior to overlay.
5. Overlay 415' x 13' with 2" of state approved SM 9.5 hot mix asphalt and pave new side add ons and 10'x16' with 3" of state approved SM 9.5 hot mix asphalt.
6. Sweep up and haul away any loose debris.
7. One year warranty on all work.

Total price: \$ 13,450.00

Optional : 1. Install new gabion stone to the existing ditch lines . \$ 2500 plus price of stone needed to fill ditch line

2. create new ditch lines on both sides on install new gabion stone. \$ 3800 plus price of stone needed to create ditch