

Friday, May 31, 2019

The Maintenance Committee met Wednesday, May 29, 2019 to review the Pavement Evaluation Report (May 17, 2019) done by Braun/Intertec ('BI') under contract to the Victoria Ponds Homeowners Association.

- The Maintenance Committee supports and recommends the Board concur with the BI study option, "**Full-depth Bituminous Removal**". In the BI report it is summarized in a bullet-point on page 12. It is described in detail starting in section 'D' on page 13 of the study.

In the Reserves Advisors ('RA') report, the term used closest to this work is "total replacement". See page 4.16 of RA report, and line 4.045 of RA spreadsheet. This is very similar to the BI "Full-depth Bituminous Removal" recommendation on page 12 of the BI report.

- Costs: Rough estimate range: \$240,000 to \$430,000.

Streets:	\$180,000 to \$240,000
Driveways:	\$120,000 to \$150,000
Select concrete curb replacements:	\$40,000

In making the recommendation to the VP Board, the Maintenance Committee feels the BI analysis was well-done and clearly identified why the work was needed. The option we are recommending is a balanced one that will give VP 14 to 18 years of useful life before repairs are needed. In reviewing the report and consulting with outside sources, we believe the cost estimates are reasonable and are a sound investment.

This is a "Reserves" budget expense.

- The Maintenance Committee is also recommending that the camera inspection of both the sanitary sewer and storm sewers take place prior to the road work. Rough estimates for this work are \$3,800 for each, or, a total of roughly \$8,000. This also is a prudent investment and was part of the city's variance approval process when the VP development was built.

This should be an "Operating Budget" expense.

- Schedule: The roads and driveways work should happen soon (2019 or 2020) to avoid more asphalt patching. However, bids have not yet been obtained and we do not know the lead time for any of the vendors. Vendors are most busy in late fall.

The RA and BI documents are all available at this link: <https://tinyurl.com/reserves-asphalt>

Dwight Fellman

Victoria Ponds Maintenance Committee