

March 1, 2018

Recommendation to: Williamson Valley Ranch Road Association Board of Directors

Recommendation by: WVRRA Road Repair Committee

Regarding: Road repairs to Cowboy Trail, L-Bar-L Road, Calais Lane and Friendly Meadow Road

- On December 18, 2017, the WVRRA Road Repair Committee was chartered. The team charter was placed on the WVRRA.org website for public view by community members. The team consisted of Mark Lienau, Dan Avilla, Jim Copland and Mike Mollere.
- The team conducted meetings on 12/19/2017, 01/16/2018, 01/26/2018 and 02/23/2018. These meetings were conducted in accordance with the team charter.
- On 01/26/2018, the team met and walked the entire area needing road repairs. The team identified the scope of the work and the areas were marked with paint. See attached meeting minutes 01/26/2018 for scope description.
- The team contacted 17 excavation and paving contractors identified via a web search. 7 contractors responded and 4 provided bids for proposed work.
- The spending limit was established at \$180,000, allowing \$25,000 in community reserves.
- On 02/23/2018, the team met to review all bids.
 1. Chip seal was recommended by one contractor (Earth Resources). Chip seal is approximately 60% the cost of hot asphalt. The other 3 bids did not specify chip seal due to service life (warranty) concerns. The team reached an agreement to eliminate chip seal repair as an option.
 2. Cowboy Trail can be completely rebuilt at a cost of \$226,000 per one bid. The team agreed that this degree of repair is not required, and not affordable by the HOA.
 3. Cowboy Trail can be patched, repaired, leveled, and have 2"-3" of fiberglass reinforced asphalt overlaid at a bid price ranging from \$115,000-\$169,000. Low bid: Copperstate Paving.
 4. L-Bar-L Road can be patched, repaired and overlaid with 3" of hot asphalt at a bid price \$35,000 - \$60,000. Low bid: Specialty Paving. Copperstate Paving provided a bid of \$37,400.
 5. Calais Lane can be patched and repaired at a bid price of \$5,900 - \$16,800. Lowest bid: Copperstate Paving.
 6. Friendly Meadow Road can be patched and seal coated for \$6,000 - \$7,000. If the shoulder is repaired, cracks patched and repaired, and overlaid with 2" of fiberglass reinforced asphalt, the bid price provided by 1 contractor came in at \$26,500. The team agreed that Friendly Meadow should be left as-is until 2019 and repaired correctly at that time.
- Conclusions and recommendations to the WVRRA Board of Directors:
 1. As stated in item 1 above, the team does not support the use of chip seal. There are already maintenance issues with the chip seal on WVR Road, a job performed 2 years ago.
 2. As stated in item 2 and 3 above, the team recommends repair of Cowboy Trail vs. replacement.
 3. As stated in item 4 above, L-Bar-L Road to be repaired as specified.
 4. As stated in item 5 above, Calais Lane to be repaired as specified. The team will explore repairing and repaving the entire length of Calais Lane in 2019.
 5. As stated in item 6 above, the team recommends deferral of repairs on Friendly Meadow Road until 2019.
 6. The team recommends awarding the contract for repairs to Cowboy Trail, L-Bar-L Road, and Calais Lane to Copperstate Paving and Construction LLC. The total estimate for the work is \$158,050.
 7. The team also recommends hiring Maurer Sealing and Striping, as recommended by 3 bidding contractors, to perform maintenance on cracks appearing throughout the community.
- The WVRRA Road Repair Committee asks the WVRRA Board of Directors to discuss this proposal, and if in agreement make a motion to approve. The successful bidder needs to be notified in order for work to be completed by May-June 2018.