



## **ROADS UPDATE 3/6/17**

Thank you to those who participated in our February 25th roads committee brainstorming session. There were a lot of great suggestions, comments and questions. Considering the current status of the roads and input from the community, please know the Board intends on making timely progress with the project.

Since the meeting, the roads committee had a conference call with the engineer from Krazan and the following was discussed:

- The current scope does not outline the finite details of the needs in this community. Krazan reported these items were only discussed in the contractor walk through. The roads committee believes it is imperative to get these items in writing (swales, curbs, petromat, tree roots, etc) to ensure that all bids are comparable and that the scope is clearly defined.
- Krazan agrees there are other scope options. The roads committee is now exploring all options in an effort to avoid, or lessen, the >\$400k cement stabilization costs.
- The current scope of work prepared by Krazan meets CALTrans, City and State highway requirements. The roads committee is looking into the necessity of that degree of scope, noting that Krazan's focus is working with large scale firms and contractors. The roads committee is looking into local firms that meet the necessary experience/ bonding requirement for work in an HOA.
- The engineer from Krazan commented that he believes a phased approach may be the best way to go, based on our financial position.

So where we are headed:

- We have retained AD Magellan (ADM) on a Time and Materials (T&M) basis to assist with contacting local engineers for other scope of work options. Note: ADM helped project manage the recent (Dec 2016) pond repairs and saved us ~\$60k by reaching out to alternate engineers for a more cost savings approach.
- AD Magellan will be putting together scope scenarios with cost estimates and estimated life of the roads quantified in each option. The roads committee will present these options to the Board and the community as soon as possible. The roads committee will recommend the community vote for the preferred path on which to proceed after understanding the scope options.