

WALNUT MOUNTAIN PROPERTY OWNERS ASSOCIATION

Road Committee Progress Report – 7/18/2018

The Road Committee was established to review all the roads in WM, determine their condition and deficiencies, objectively prioritize all areas based on usage and condition, and develop a Master Plan to repair or repave the roads. Secondly, to provide WM with the most appropriate type of road repair processes, considering both the available funding and durability of the repairs. Lastly to obtain bids, evaluate contractors, provide recommendations to the Board, issue contracts and oversee the repair of the designated roads.

Assessment-

The first part of this process was for the Road Committee to travel all roads on three different occasions to thoroughly evaluate the condition of every road. This was done by identifying the areas needing repair and quantifying the amount of repair on a sq. ft. basis. A spread sheet was prepared containing all the pertinent information by area, and an estimate was prepared to determine the anticipated cost to repair all deficient road areas. The results of this estimate exceeded \$300,000! The next step was to reduce the scope of work downward to be in line with the funding provided in the 2018 capital budget, which is \$60,000. The committee again proceeded to ride the roads two more times again reviewing all areas and applying a priority to each repair. #1 was for repairs that must be done this year, #2 was for roads that need to be repaired next year, while priority #3 & #4 identified areas needing repairs in the next several years. The priorities were based on several items including, severity of road damage, road traffic usage and condition of adjoining ditches and culverts. With the completion of this assessment, we developed a Scope of Work encompassing all priority #1 items that includes repaving of 1,730 linear feet of road, along with repairs to 19 major road areas. Due to funding priorities there is no new paving allotted for any gravel roads.

Request for Quote-

A Request for Quote document was then prepared including the prior Scope of Work identifying the project requirements, along with specifications on how the repairs are to be accomplished, a section containing general contractual conditions (insurance, indemnification, warranties, references, supervision, etc.), along with a request for any contractor recommended options to improve the road repair work.

Contractor Bid Process-

We identified seven paving contractors in the N. Georgia area, based on prior working experience, personal recommendations and general research in the paving industry. Each contractor was contacted to determine if they were interested in bidding, qualified for steep mountain road work, their schedule availability and to obtain referrals. Of the seven, four declined to bid as they were either not available due to current work load or failed to respond. Of the remaining three, we rode the mountain with two and they have provided us with bids. We are currently awaiting the arrival of the 3rd contractor so that we can review the requested work and to obtain his quote as well. Once we receive all bids we will evaluate them based on cost, best value, quality, schedule and ability to

successfully perform the requested work. The Committee will then make a recommendation to the Board for final contractor approval.

Contracting-

A formal contract will be prepared that the contractor will be required to sign. Additionally, formal notification of both Workers Comp and Liability insurance will need to be provided by the contractor prior to starting work.

Project Execution-

Both the Road Committee personnel and Maintenance staffing will be available to oversee and review all work that the paving contractor is completing.

Following is a listing of the roads to be repaved or repaired in 2018:

WALNUT MOUNTAIN PROPERTY OWNERS ASSOCIATION												
ROAD PAVING, SIDE DRESSING AND DITCH/CULVERT ASSESSMENT												
Numerical Order by Priority											5/21/2018	
Item No.	Road Name	Priority	Street Address	Lot No.	Road Work Code			Approx Sq Ft Paving Req'd		Total Sq Ft	Additional Comments	
					1 Repave road section	2 Repair Pot holes/ Edge	3 Side Dress Road	W	L			
9	Walnut Ridge	1	851	M138	X			12	30	360	Repave across road section	
12	Walnut Ridge	1	1074	M156	X			12	50	600	Repave road section	
13	Walnut Ridge	1	?	M163		X		12	6	72	Repave small section of road	
15	Walnut Ridge	1	635	M172		X		10	12	120	Patch 4 Potholes	
20	Mtn Oak Rd	1	775-896	G59-G75	X	X	X	12	475	5,700	Old Blk top breaking up in numerous places & along edges	
23	Mtn Oak Rd	1	549	G25-G27-Tk3		X		16	126	2,016	Repair 4 potholes	
26	Walnut Mtn Rd	1	Both sides of Gate 3 sensor area		X			18	30	540	Repave 15' outside gate & 20' inside gate for sensor wires	
28	Walnut Mtn Rd	1	Gate 3 misc areas toward Circle Dr		X	X		18	45	810	Pave 18X40 section & Patch 3 potholes	
30	Walnut Mtn Rd	1	231-415	J206-J291	X		X	10	1,255	12,550	From Pine Rdg to Mtn View--badly deteriorated old blk top	
36	Skyview	1	244	M5		X		5	40	200	Add base & repave edge	
38	Skyview	1	394	M14		X		6	35	210	Add base and repave curve edge	
39	Skyview	1	560	M23		X		6	35	210	Add base & repair edges-both sides	
43	Skyview	1	Entr. to Trash dumpsters-Rt side			X		6	25	150	Repair/repave right side of apron-add curb to divert water	
44	West Park Court	1	136	C133	X	X	X	3	30	90	Rework ditch & dams, gravel & pave edge - add curb	
47	North Lake Drive	1	380	B99		X		5	8	40	Repair several Potholes	
51	South Lake Drive	1		B63		X		4	5	20	Repair & repave broken sections of road	
54	Laurel Ridge/Hefner	1	Laurel Rdg@Hefner	A6		X		3	35	105	Repair & pave potholes in conc road	
55	Hefner Trace	1	416	A62		X		3	35	105	Replace base & patch edge	
66	Dogwood Terrace	1	Intersection of Dogwood & Laurel Rd		X			6	15	90	Replace base, patch road edge & side dress	
68	Waters Road	1	Both sides of Gate 4 sensor area		X			12	35	420	Repave 15' outside gate & 20' inside gate for sensor wires/holes	
Subtotal										24,408		
27	Walnut Mtn Rd	2	From Gate 3 up toward Circle Dr		X		X	18	1,375	24,750	Old Blk top breaking up in numerous places & along edges	