

Ranch, Road Committee Report Paleface

January 24, 2020

Committee Members: Bill Paschall – Chair

Sheila Jenkins

Curtis Jeffrey

The Intersection of Oscar and Tres Coronas (intersection near the front of the subdivision) was approved for full cutout, removal of old asphalt, reinforcement of base with concrete added, and topped with 4.5 inches of hot-mix asphalt. The subdivision voted to repair the complete intersection, plus 30 feet up Oscar toward subdivision entry.

Estimate from Austin Materials = \$ 17,000 - \$ 18,000.00

Work was completed in June 2019 by Stevens Paving for \$ 15,870.00

They did not charge additional for the asphalt at the incoming corner of 71 and the subdivision entrance nor for the repair of the bad spot at the edge of Oscar just after coming into the subdivision.

In 2018 we did close to 8,000 linear feet of crack fill, and spent under \$ 5,000.00

For 2019, we estimated 12,000 linear feet, and budgeted \$ 8,000.00

The cracks in the roads became much worse than expected as the year progressed, Crack fill was completed in November 2019 by Wheeler.

We did 28,862 linear feet of crack fill, and spent \$ 14,487.00

As we went significantly over budget for crack fill, we did not do any intersection concrete reinforcement with flat curbs 2019, as budgeted.

We obtained new bids for 12 inch flat curbs with 3/8inch rebar, for the length of the radius of the turns that get heavy traffic and are wearing, to hold the current roadway in place.

The best bid we got was from Teddy Rivera, who has done work for us before, for doing 9 concrete side curves. Even though the radius at some corners are different lengths, the estimate was \$950 for each.

We believe the price for concrete will go up again this spring (April).

There are some dips in the roads that seem to be stable or sinking slowly, the advice we received was not to repair these until they fail as a repair introduces new cuts into the pavement, which may become sources of failure.

If you have any ideas or guidance or recommendations for the road committee, please contact us individually. Please DO NOT use the forum to discuss your ideas or criticisms of the committee.

Please DO NOT interfere with any road crews in the subdivision and DO NOT give them any instructions or disrupt their work unless there is an imminent safety issue. This

causes confusion for the crew, their management, and our Road Committee as to the work they are being paid to perform. If you see something that needs attention or that is missed, please contact someone on the road committee immediately. We typically check on the crews several times per day when they are in the neighborhood.

2020 budget needs:

9 concrete curbs for heavy traffic intersections	\$ 10,000.—
Crackfill	\$ 20,000.—
Miscellaneous repairs/contingency	\$ 5,000.—

We will need to do all of the side roads with Chip Seal in 2020 or 2021 (long term budget is 2021), rough estimate on this cost is \$ 130,000.00 based on past bids, and forecasting future pricing, if we do all side roads at 1 time.



Bill Paschall
Road Committee Chair