

CCHOA Working Meeting Notes

July 21, 2020

Meeting on Central Path Project

Met at the Central Park Gazebo and socially distanced

1. Roll Call – All Board members present
2. Minutes being taken by Ryan because McGill was not present
3. Conducted a brief review of finances and reserve funding associated to the project

Discussion

Central Path presentation by Joanne. We received proposals for all the work that was approved and slated to be done on the central path. Joanne presented a chart of the drainage resolution proposals, paver proposals and landscaping proposals.

JB Brickworks, Architerra, and Country Brick and Paving originally provided masonry estimates. Flader Plumbing and Heating, Strenger Plumbing provided quotations on the Plumbing work needed to resolve the drainage/sinkage issues occurring near the South end of the path. Top Tec was contacted, but failed to quote.

The board determined that having the plumbing/drainage done as a separate contract adds to the timeline and increases the project cost and board workload. We decided to focus on proposals of the two companies that could combine drainage and paver replacement. Landscape replacement was kept separate, but it was noted that Architerra can also handle this element.

Board members liked the JB Brickwork plan for the handling of paver edges that seems to offer a longevity advantage. Architerra's plumbing plan was preferred.

For financial consideration, the project was broken in three sections based on the path location. Section 1 between Ranney and La Salle, Section 2 between LaSalle and Alley and Section 3 between Alley and Marseilles. It became clear that breaking up the project into sections would significantly increase total cost.

The proposals compared costs for paver repair and replacement. Both bidders noted that the current pavers are in process of discontinuation, so future block by block replacement would require CCHOA to stockpile. Section 1 needed a complete replacement, because of the drainage issues. This would create an uneven appearance across the 3 sections. Block replacement intervals would also increase over time (due to existing degradation from de-icing chemicals).

The board agreed that the better solution would be total replacement – as had been originally proposed in the Reserve Study. While a larger immediate expense, there are immediate esthetic benefits and lifecycle advantage longer term. Cost of piecemeal block replacement starts at \$6,900, and would increase each year. Paver availability issues and overall appearance of the walkway also played in the decision. There was also need to shore up borders along degrading sections of the pathway that would increase maintenance costs. CCHOA might expect a 20-year life on total replacement, so the cost benefit appeared obvious.

We reviewed the proposed budgets. Looked at stone samples and sent questions back to JB Brickworks and Architerra for clarification. A motion to approve either JB or Architerra pending budget level and responses carried unanimously.

We then discussed the contract (with McCloud) for the CCHOA-owned pond located on the Stone Fence Farms border. Issues of the surface “scum” and smell needed resolution.

Post Meeting:

Estimates came back from JB and Architerra. Architerra’s inclusion of planting costs, a competitive plumbing and paver bid, and prompt completion timeline, became the winning combination. The board gave final approval to accept the Architerra bid in email communications dated July 30, 2020.

Notes by Ryan LaLonde