**Champions Glen HOA Quarterly Board Meeting**

**Sunday May 19, 2024, at 2 P.M.**

**Location: 5718 Glen Mist Ln.**

**Maintenance Committee Report**

**Reported By: Muhammad Mubeen,** Maintenance Director.

**Repairs and Maintenance of Streets - Plan and Activities**

* The road maintenance plans cover 2-3 years of work.
* Annually Budgeted Amount: **$24,000.00**.
* Amount spent on Concrete Rehabilitation works: **$13,808.00**.
* Available Budget: **$10,192.00**.
1. **Replacement of Badly damaged Concrete:**

As a result of the joint site walk with Ethan Dunlap, our existing contractor for street repairs, we received the following estimate from M/S Concrete by Dunlap for multiple areas identified as in need of improvement in the 1st phase.

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| **CONCRETE BY DUNLAP - ESTIMATE SUBMITTED IN JANUARY/FEBRUARY, 2024** |
| **Area** | **Nearby Location** | **Scope of Concrete Work** | **1/12/2024** | **2/2/2024** |
| **Price** | **Rate** | **Price (Rev)** |
| 1 | **Glen Canon Dr. & Glen Allen Ln.**Corner in front of 14150 & 14146. | Break out and haul away **1735 Sq ft** of concrete paving and **25 LF** of curbing. Set forms and pour **1700 Sq ft** of concrete. Concrete will be **6" 4000 psi** with **#3 rebar 12"** on centers and treated expansion joints as needed.**This area can be split into two phases.** | $27,742.00  | 16.32/Sq Ft | **Postponed** |
| 2 | **Glen Green Ln.**In front of 14123  | Saw cut, break out and haul away **170 Sq ft** of concrete paving. Pour **170 Sq ft** of concrete. Concrete will be **6" 4000 psi #3 rebar 12"** on centers and treated expansion joints as needed | $3,215.00  | 18.91/Sq Ft | $3,215.00  |
| 3 | **Champions Glen Dr.** In front of 5607  | Saw cut, break out and haul away **625 Sq ft** of concrete paving and **50 LF** of curbing. Set forms and pour **625 Sq ft** of concrete. Concrete will be **6" 4000 psi** with **#3 rebar 12"** on centers and treated expansion joints as needed. | $10,593.00  | 16.49/Sq Ft | $10,593.00  |
|  |  | **Total:** | **$41,550.00**  |  | **$13,808.00**  |

Due to budget limitation, Item # 1 was postponed to next year, whereas estimate for the concrete replacement of locations Area # 2 and 3 was approved.

Work commenced on Feb 12, 2024, and was successfully completed on Feb 14, 2024.

All processes of rehabilitation work were captured for record.

1. **Raising and sealing of sinking and cracked Concrete:**

On recommendation of the joint site walk in Jan 2024, M/S Concrete Raising Corporation for Concrete Raising and M/S Houstin Paving Co. for Cracks and Expansion Joints Sealing were contacted. Joint site walks with contractors were conducted to evaluate the overall condition of all streets.

The following Quotes were received:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |
| **CONCRETE RAISING CORPORATION - ESTIMATE SUBMITTED ON 02/11/2024** |  |
|  |  |
| **Area** | **Street Location** | **Estimated Area** **Concrete Slab Size** | **Price @ 3.5/Sq Ft** | **Scope / Method of Concrete Raising** |  |
| **Glen Mist Dr.** | Method of repair is raising concrete slabs and cross stitching by grout material. Holes in concrete will be drilled at locations marked X on drawings of each location/ area. CRC will raise the areas that need raising to the best possible Grade/Pitch. CRC provides all Labor, Supervision, Material, Equipment, and Insurance. Customer to provide Water for mixing of materials/site cleanup. |
| 1 | **In front of 5703** | 12x12 Ft | $504.00  |  |
| 2 | **In front of 5619** | 12x12 Ft | $504.00  |  |
| 3 | **In front of 5614** | 30x10 Ft | $1,050.00  |  |
| 4 | **In front of 5610** | 12x12 Ft | $504.00  |  |
| 5 | **Corner in front of 5607** | 15x10 Ft | $525.00  |  |
| **Glen Canon Ln.** |
| 6 | **Corner in front of 14122** | 30x10 Ft | $1,050.00  |  |
|  |  | **Sub Total** | **$4,137.00**  |  |  |  |
|  |  | **Environmental** | $75.00  |  |  |
|  |  | **TOTAL** | **$4,212.00**  |   |  |
|  |  |  |  |
| **HOUSTON PAVING COMPANY - ESTIMATE SUBMITTED ON 02/29/2024** |  |  | $476.44  |
| **Scope / Method of Cracks and Expansion Joints Sealing:**Install new hot-applied (black) sealant material in existing cracks and expansion joints throughout all (6) of Champions Glen streets totaling approximately 13,100 linear feet. Scope of work includes the following: ➢ Clean out & remove dirt and debris from cracks & expansion joints.➢ Pour new hot-applied, single component, polymeric joint compound sealant in cracks & expansion joints. |  | $487.78  |
| **Sr. No.** | **Streets / Roads** | **Estimated Qty Crack/Expansion Joint** | **Price @ $2.75/L Ft** | **Tax** | **Total** | **REMARKS** |
| 1 | **Champions Glen Dr.** | 2,500 L. Ft | $6,875.00  | $567.19  | $7,442.19  | All Pricing is based on performing all associated scope of work being in (1) phase during normal weekday hours.  |
| 2 | **Glen Mist Dr.** | 1,550 L. Ft | $4,262.50  | $351.66  | $4,614.16  |
| 3 | **Glen Allen Ln.** | 2,100 L. Ft | $5,775.00  | $476.44  | $6,251.44  |
| 4 | **Glen Pines Dr.** | 2,150 L. Ft | $5,912.50  | $487.78  | $6,400.28  |
| 5 | **Glen Greens Ln.** | 2,700 L. Ft | $7,425.00  | $612.56  | $8,037.56  |
| 6 | **Glen Canon Ln.** | 2,100 L. Ft | $5,775.00  | $476.44  | $6,251.44  |
|  |  | **TOTAL** | **$36,025.00**  | **$2,972.07**  | **$38,997.07**  |  |

In my opinion Cracks/Expansion Joints sealing should be given priority over Concrete raising.

The estimated price quoted by M/S Houston Paving Co. looks very high.

I have contacted other contractors, for site visits and to submit their free quotes. Visit awaited.

**Conclusion and Recommendations:**

* $ 24,000.00 Budget for rehabilitation and upkeep of deteriorated streets condition is not sufficient in present contract’s rates and need to be enhanced.
* The sprinkler system’s water overflowing is one of the reasons causing streets deterioration and need attention for regulation.