Item #9:

Village Trustee Jacob

Report Of HOA Roads & Drainage Workshop - 02/29/2016

03/03/16

AGENDA
SPECIAL WORKSHOP
MEETING OF THE BOARD OF TRUSTEES

HOA ROAD MAINTENANCE WORKSHOP
MONDAY, FEBRUARY 29, 2016 AT 7:00 P.M.
625 FOREST EDGE DRIVE, VERNON HILLS
(ENGINEER GEWALT-HAMILTON OFFICES - REFER TO ATTACHED DIRECTIONS)

1. Overview:

2. Evaluating Roads.

   a. How long should roads last?
   b. Annual Inspection.
   c. Types of Failures - Photographs.
   d. What impacts the life of the road?

3. Planning for Future Road Repairs.

   a. Developing a Plan / Sample Plans.
   b. Budgeting / Reserves.
   c. Maintenance.
   d. Best Practices.
   e. Road Width – Emergency Vehicles.

4. Repair Methods / Estimated Costs.

   a. Patching.
   b. Mill & Fill.
   c. Full depth reclamation.

5. Bidding Methods.

   a. Sample RFPs.
   b. Contractors – Top Contractors.
   c. Engineers.

6. Drainage.

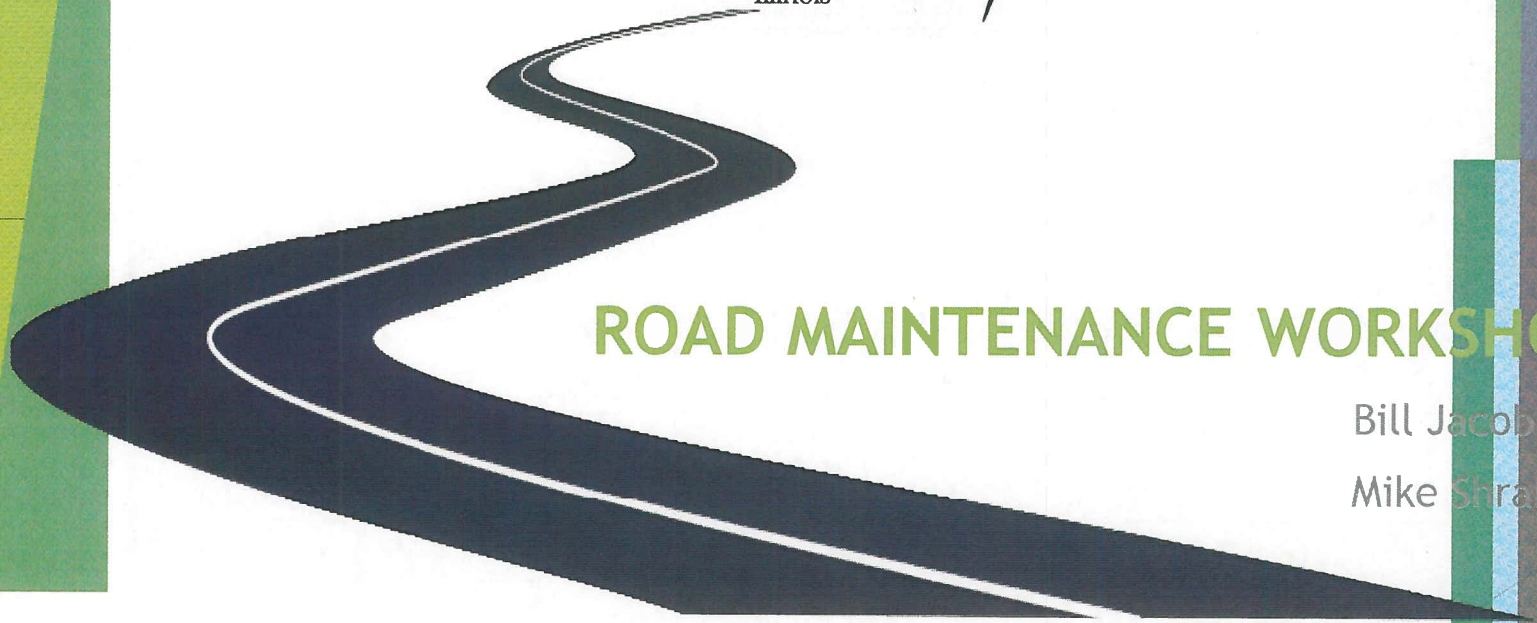
Village of Long Grove Illinois

Contractor Survey – Sample Data Collection items.

Email completed survey to: dlothspeich@longgrove.net or fax to 847-634-9408

	Name	Address	Contact	Phone	Email
Snow Removal & Salt					
Contractors for Road Repairs					
Civil Engineer - Road Repairs					
Landscaping Contractors					
Aquatics - Pond Maintenance					
Street Light Maintenance					
Management Company					

Village of Long Grove Illinois



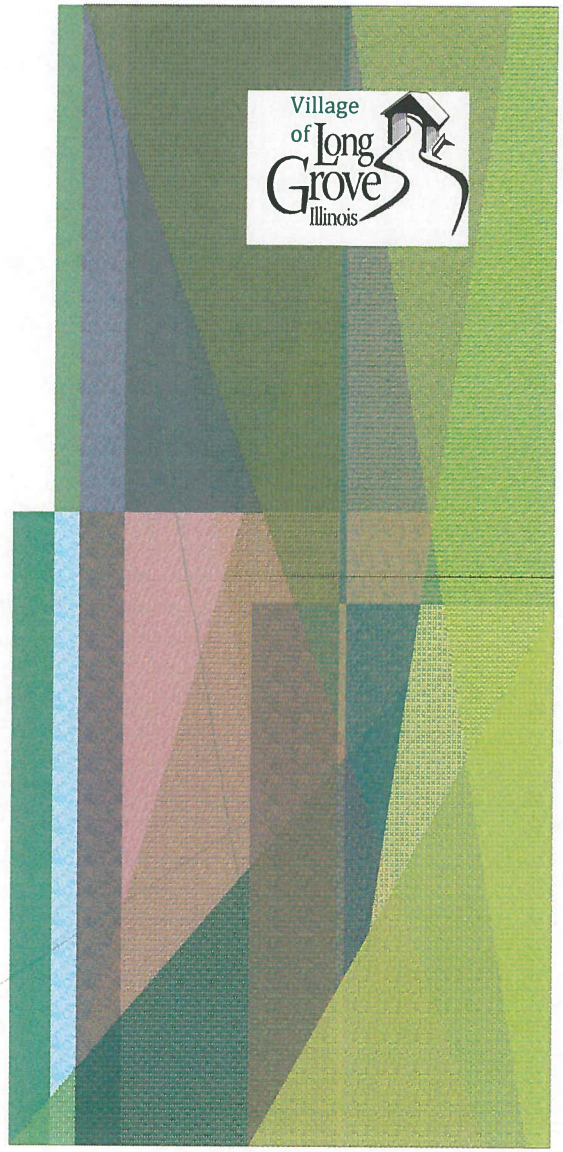
ROAD MAINTENANCE WORKSHOP

Bill Jacob &

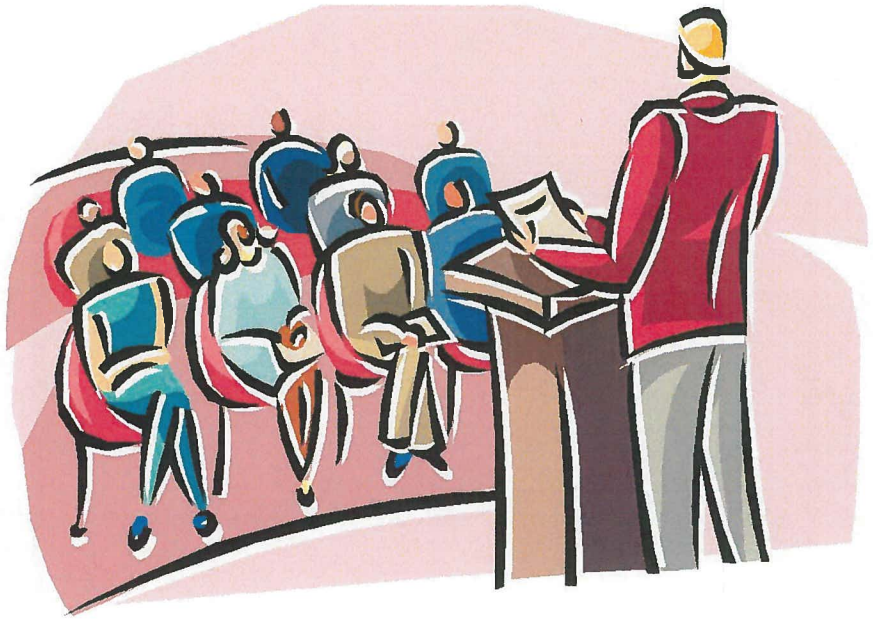
Mike Shrake

Agenda

1. Introductions
2. Overview & ICC HOA Practice
3. Evaluating Roads
4. Planning
5. Repair Methods / Estimated Costs
6. Bidding
7. Drainage

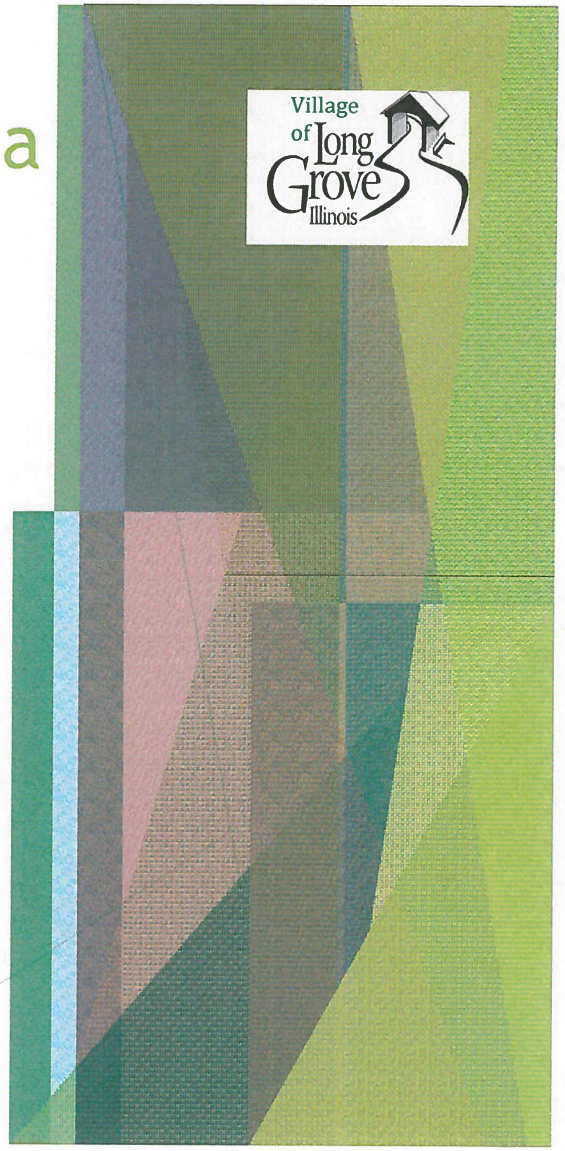


We own the Roads …. Wow we are responsible for maintenance! What will it cost? How will we pay for the repairs? What should we do?

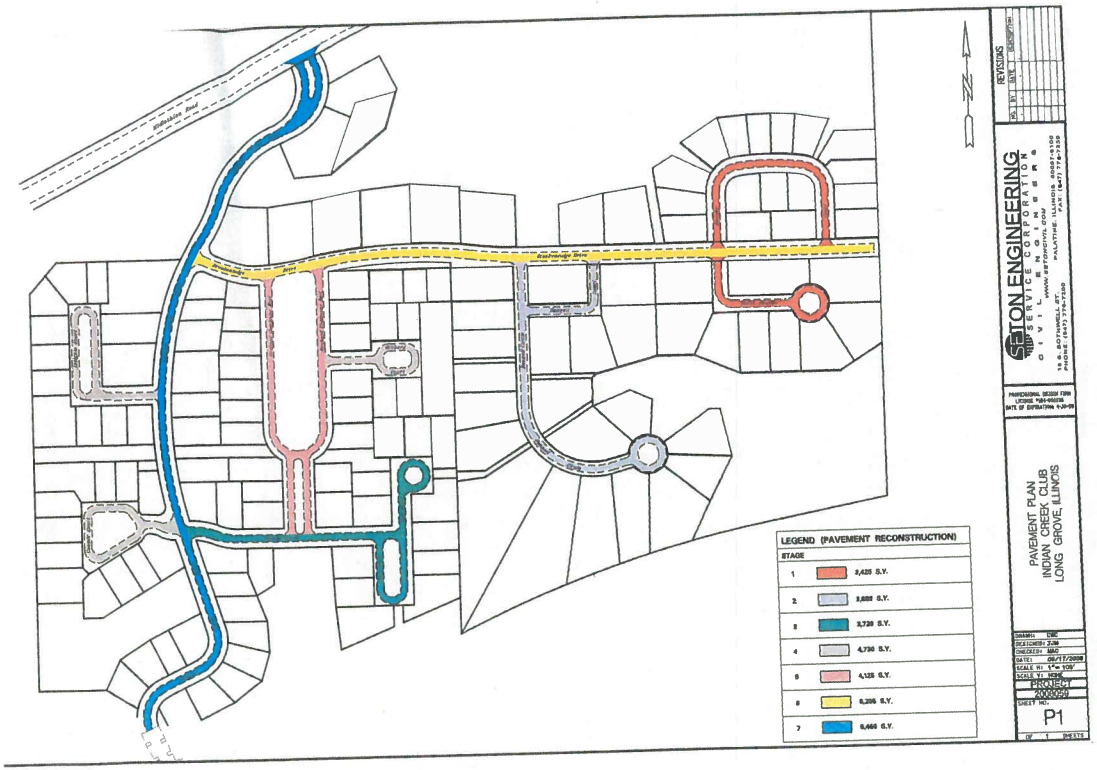


So this is what we did ....We developed a 13 Year Plan for our Roads.

- In 2008 we hired an engineering firm to help us with a maintenance plan for our roads.
- This was approximately 7 years after the last top coat was applied to the roads by the builder.
- Drawings were created to be used for the plan and future bids
- The plan called for 6 years of maintenance and followed by 7 years of resurfacing.
- At the time we estimated our total costs to be $ 946,000 and assuming 3.0% inflation back then we came up with a number closer to 1.6M. So we increased Assessments by $ 25 / per month.
- The good news is that actual costs have been less than we estimated and so we now have enough in reserves to re-surface our roads now.

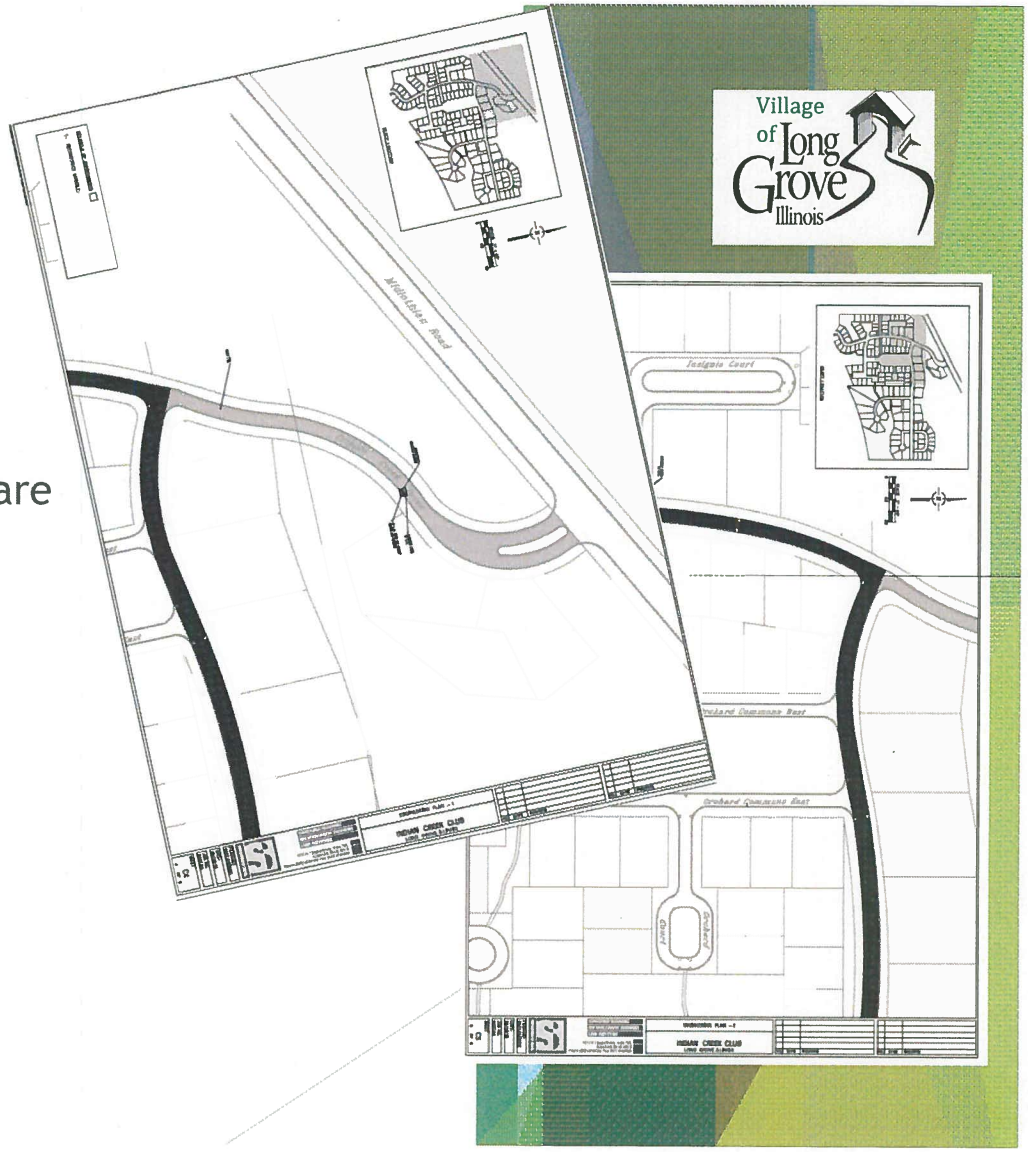


Mapped Roads - Below is 7 year re-surfacing plan



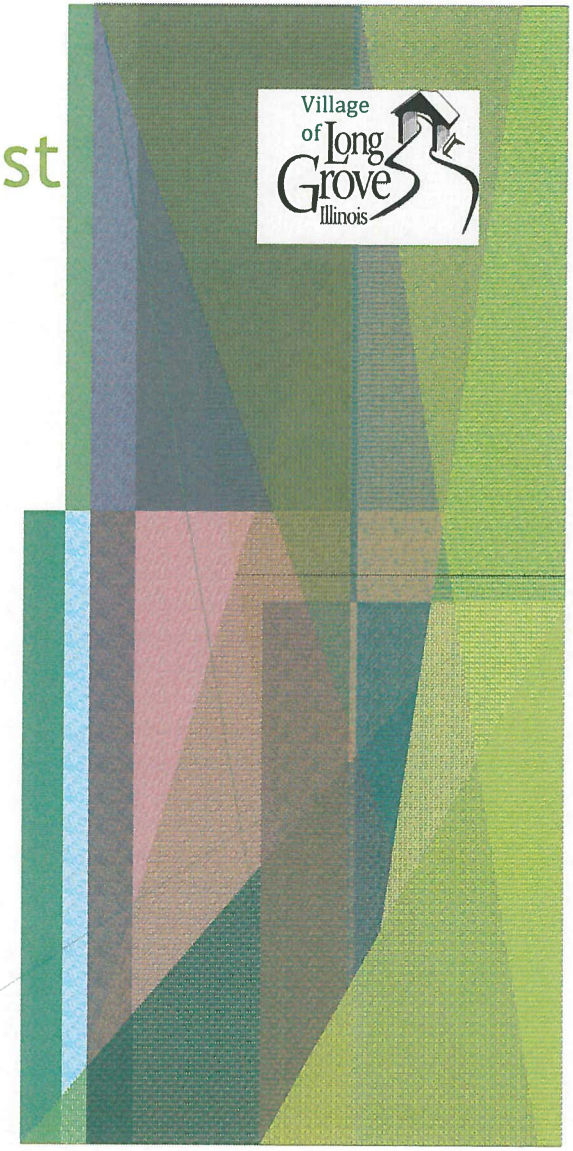
Tips / Recommendations

- Walk through each Spring
- Agree on Repairs
  - Patching, Curb Work, Resurfacing
- Draw up and review to be sure critical areas are being included.
- Prepare bid specification and probable costs
- It's important to maximize your contractor's time because many times you'll pay as much for a half day of work as a full.



Costs our HOA experienced over the past 3 years

- 2” Mill and Fill: $ 14.55 to $ 15.12 / SQ YD
- 4” Patching: $ 45 to $ 47 / SQ YD
- Curb Replacement: $ 45 to $ 70 per LF
- Manhole Reconstruction $ 990 per manhole



Contractor Survey

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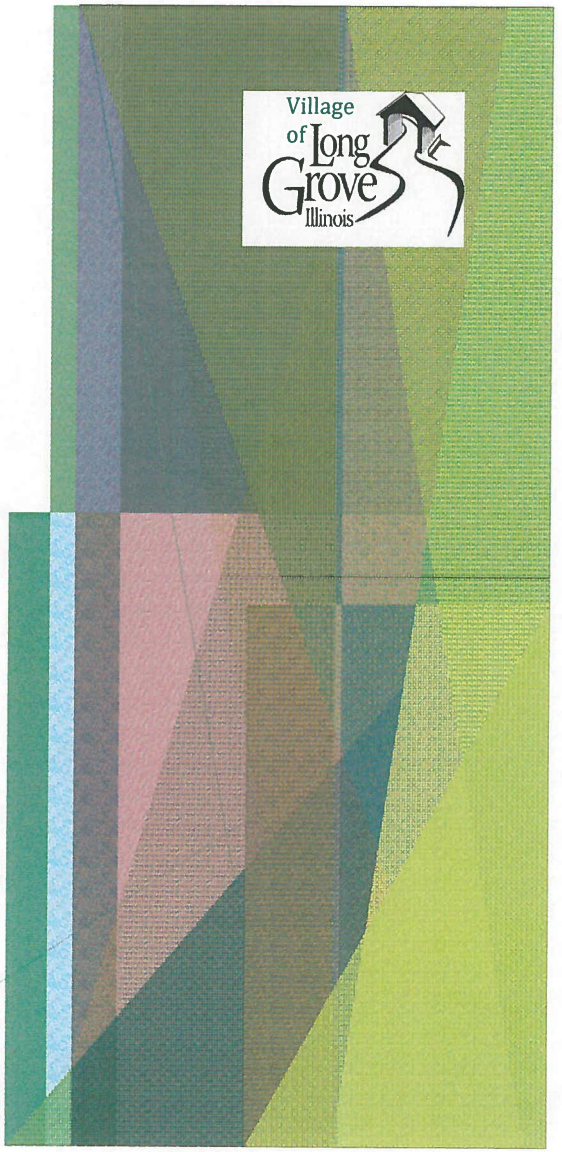

Village of Long Grove
HOA Road Maintenance Workshop

February 29, 2016

THE VILLAGE OF LONG GROVE

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How long will my road last?

A New Roadway should last 15 yrs before general maintenance is required such as crack sealing or pavement patching. After 20 -25 yrs the roadway will likely require resurfacing.

A Properly Resurfaced Roadway should last 10-15 yrs before another resurfacing project is required. However, general maintenance may be required after 5-10 yrs.

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Maintenance Required

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Maintained Roadway

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Resurfaced Roadway

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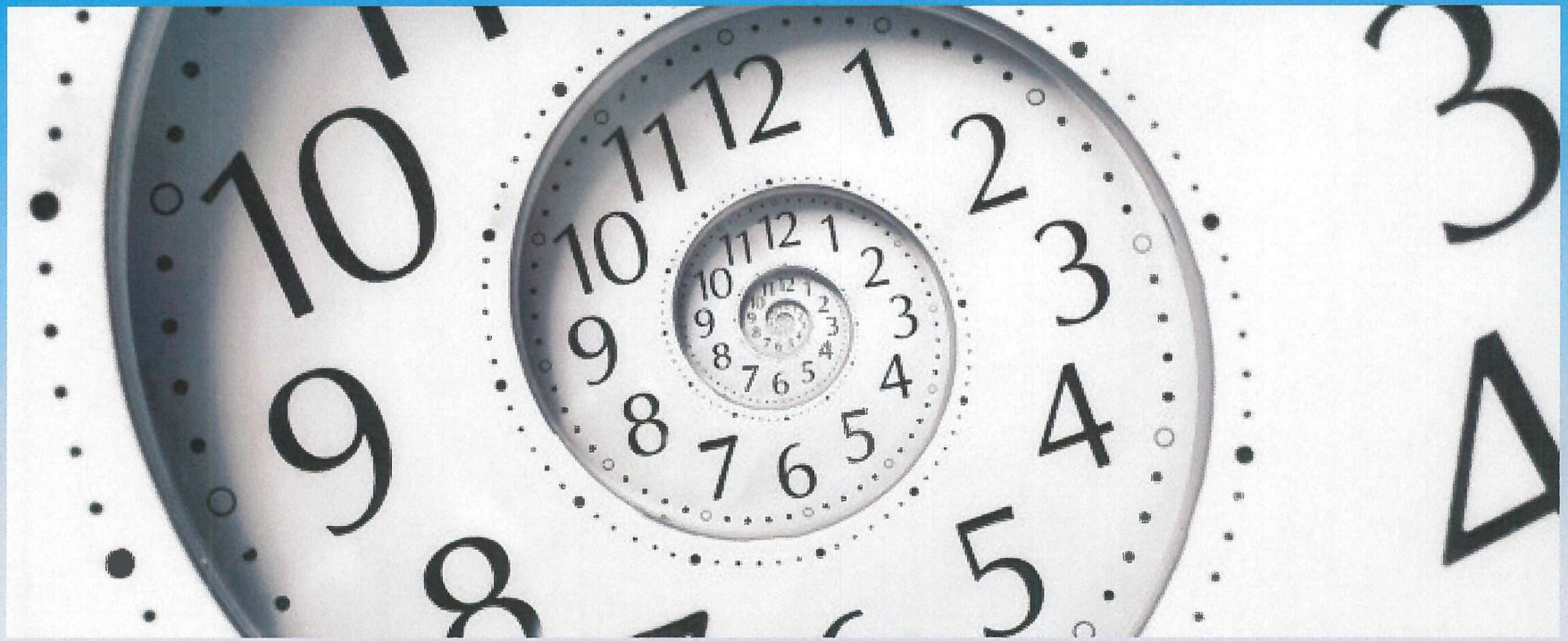
How often do I have to evaluate my roadway?



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Complete Initial Assessment

Have Pavement Cores Completed Once (approximately every 500')

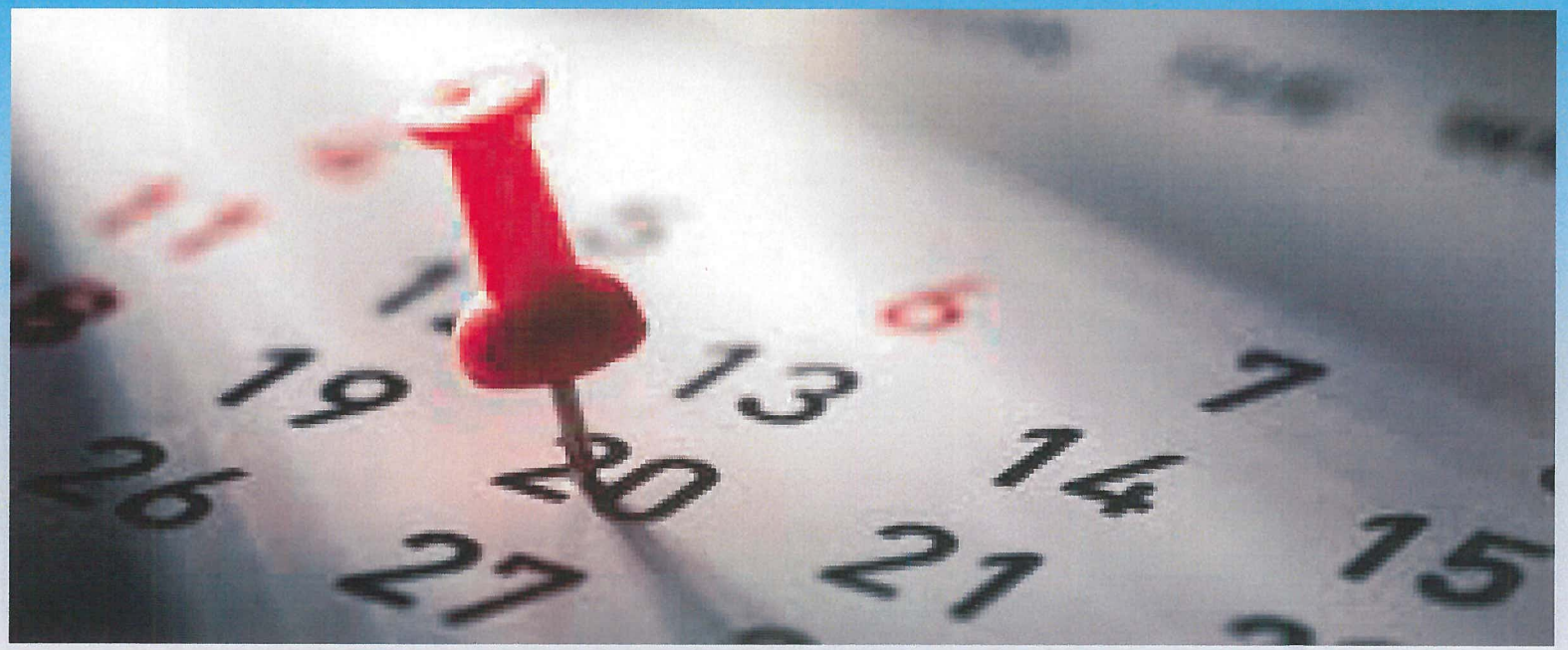
Perform a Visual inspection of current roadway conditions annually.

Immediate Repairs (Spring)

Photo Inventory (annually)

Percentage of Roads needing patching

Other Repairs (crackfilling, resurfacing, curbs, storm structures)



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What failures do I look for?

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Cracking & Raveling

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Alligator Cracking

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Slippage

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Patching

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Edge Cracking

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Shrinkage

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Potholes

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Crack Sealing

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Rutting

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What impacts the life of a roadway?

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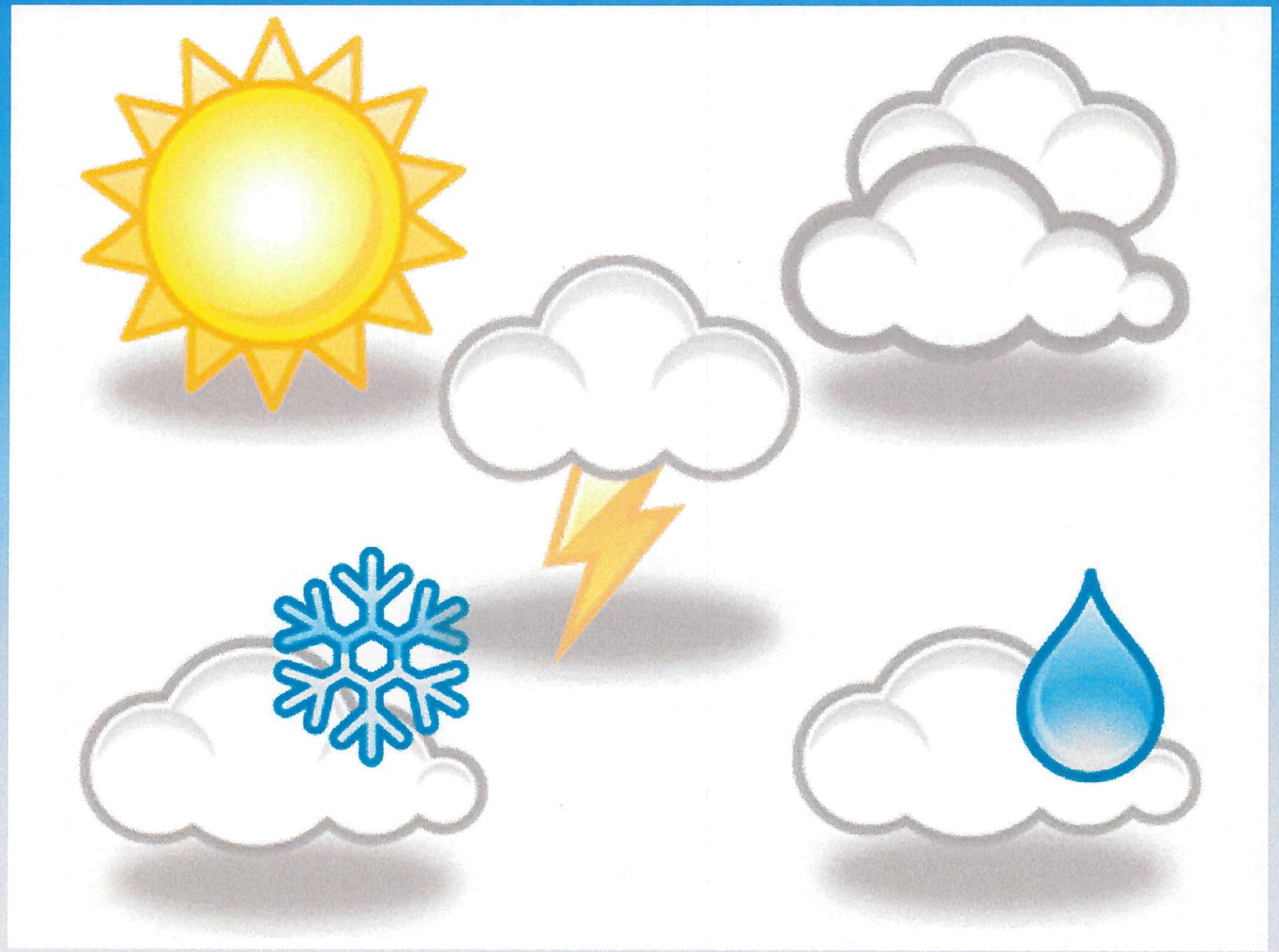
Weather



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Freeze-Thaw

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Maintenance

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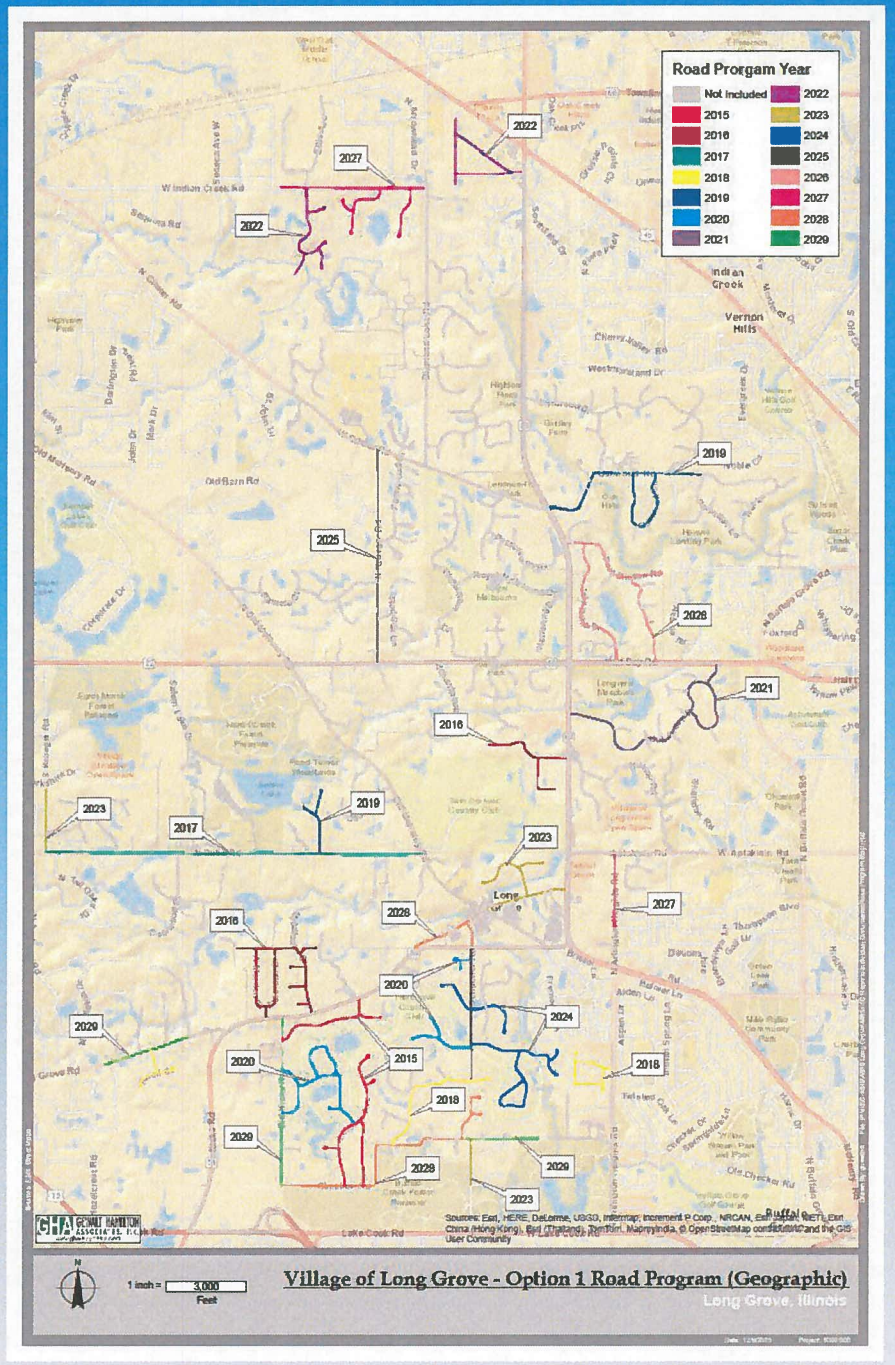
Create a Plan and Budget

$1 spent today is $1.05 saved tomorrow



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What are the budgeted costs for full width roadway maintenance?

Option #1 – Full Depth Reclamation with Cement Stabilization and 2" Asphalt Resurface
$232k per lane mile ($33 SY)

Option #2 – 2" Mill and Resurface with Pavement Patching
$246k per lane mile ($35 SY)

Option #3 – Pavement Patching and Resurface with No Mill
$260k per lane mile ($37 SY)

Option #4 – Full Depth Reclamation with New Asphalt Base and Surface
$239k per lane mile ($34 SY)

Option #5 - Full Reconstruction
$500k per lane mile ($71 SY)

Additional Maintenance:

Roadway Patching
$35k per lane mile ($50 SY)

*No drainage improvements are included with the costs above.

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Summary

Assess the Conditions of the Roads

Complete Necessary Safety Repairs Immediately

Create Short Term and Long Term Budgets (Use a minimum 5% inflation rate)

Develop Plans and Specifications to Maximize Return on Investment

Try to Develop Plans and Specifications with other HOA's (aggregate bidding reduces costs)

Make the Project Worthwhile for a Contractor (leery of HOA's)

Pay for Project Oversite

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David Lothspeich

To: Sherry Shlagman
Subject: RE: INFORMATIONAL WORKSHOP ON MONDAY, FEBRUARY 29TH

From: Sherry Shlagman
Sent: Friday, January 29, 2016 10:36 AM
Cc: David Lothspeich
Subject: INFORMATIONAL WORKSHOP ON MONDAY, FEBRUARY 29TH

January 29, 2016

Dear Long Grove HOA Presidents,

The Village of Long Grove is inviting all Long Grove HOA's to attend an informational workshop on Monday, February 29th. The purpose of this meeting is to exchange ideas and information to assist HOA's in your on-going efforts to maintain and manage infrastructure, including: roads and storm water drainage.

Village Trustee Bill Jacob who's Village responsibilities includes the oversight of the Village's public roads and serves as the HOA President for Indian Creek Club and Village Engineer Michael Shrake (Gewalt-Hamilton & Associates) will present their expertise and insight on various matters including: evaluating pavement condition; planning for future road repairs; paving methods / estimating costs; bidding methods and addressing drainage.

Please reply to RSVP with Administrative Assistant Sherry Shlagman sshlagman@longgrove.net and save the date. Further details will be provided in the coming weeks in advance of the meeting.

Sincerely,
David Lothspeich
Village Manager
Village of Long Grove
847-634-9440

David Lothspeich

To: Sherry Shlagman
Subject: RE: HOA Road & Stormwater Maintenance Workshop - A Friendly Reminder

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From: Sherry Shlagman
Sent: Monday, February 22, 2016 1:40 PM
Subject: HOA Road & Stormwater Maintenance Workshop - A Friendly Reminder

If you have not already done so, this is a friendly reminder to RSVP your attendance at the HOA Road & Stormwater Maintenance Workshop on Monday, February 29th at 7 p.m. at the office of Village Engineer Gewalt Hamilton located at 625 Forest Edge Dr, Vernon Hills (Meeting Agenda Attached). Your RSVP will help us to properly plan for the workshop. If you are unable to attend the meeting, you may send a representative.

Thank you. We look forward to seeing you at the workshop.

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Sincerely,
David Lothspeich
Village Manager
Village of Long Grove
847-634-9440

Sherry Shlagman
Administrative Assistant
Village of Long Grove
O: 847-634-9440
F: 847-634-9408

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