

# Preliminary Report

## Driveways and Sidewalks

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### Starting point:

The goal of this report is to establish realistic time lines and budgeting figures for repair and or replacement of existing driveways and sidewalks. We have two different types of driveways and sidewalks with distinctly different life spans and distinctly different methods of possible repair. The sidewalks other than the town homes on Lago Vista Blvd. are generally consistent throughout the community.

After review, I have concluded that except for several concrete driveways having cosmetic irregularities the base underlying product appears structurally sound. Similarly, except for some sunken spots on some paver drives the overall product appears to be holding up well. Essentially I feel that we have time to study and create a plan of action based on science and not on panic or pressing need.

Some of the resources that were used to develop this preliminary report are at the end of the report.

### What is desired to be accomplished?

The plan is to investigate the various methods of repair or replacement and formulate plans of action that can be brought to the Board for a discussion that can lead to a decision as to our plan of action.

**Sidewalks** are overall in decent shape and can, in my opinion, be addressed on an as needed basis. The criteria for what constitutes that basis need to be established in order to “trigger” an automatic response from our Management Company. Understanding a concrete company’s cost to do ratio is important. The economically favorable work order is important in obtaining the best value. It’s doubtful that ordering just one or two sidewalk sections at a time would meet those criteria.

**Concrete driveways** have an effective life of between 25 and 40 years depending on the quality of construction, weather, weight of vehicles using the drive and incidental occurrences like using lifts for painting and roofing projects. The inconsistent pattern on the Arabian Lane Town Home drives indicates that more

than one vendor was used to construct the drives, which would lead one to the conclusion that some drives might be better constructed than others. Indeed visual observation shows that where a “single” drive was treated as a single drive and not an extension of a double, thus creating in effect a triple drive that the smaller one car surface with built in expansion joints has maintained a substantially more pleasing cosmetic appearance.

Incidentally, one of our neighbors remarked how his mother’s house drive was in great shape after well over 50 years and it turns out to be a single drive made to high quality specifications and only infrequently had had anything heavier than a standard sedan parked on it. The quality of Rebar, concrete, prep work and curing time all contribute to the quality of the final product. It is my opinion that the drives in Eagle’s Reserve on Arabian Lane are not of the very highest quality and will need replacement or extensive repair in the next 5 to ten years.

**Brick Pavers**, which we have on Lago Vista have a much longer normal life expectancy than the concrete driveways on Arabian Lane which range from 25-40 years. In fact many buildings in Europe are made essentially of brick pavers and are over 500 years old. 500 years, is that what we can expect? No, but 50 or 60 years and more can be expected. So, the dilemma is since the pavers used for Lago Vista are no longer available how do we maintain the appearance in a uniform, consistent and high quality fashion.

**Working with Vendors** to develop a program can be challenging since most are concerned with the sale and not the process to make an informed long term planning decision. Even for an experienced large company our project, if we were to look at total replacement, is so big as to strain their resources, both personnel wise and financially. Will they admit that.... I think not.

So the challenge is to gather the information to make an informed decision based on fact, not hearsay.

### **Problems we will encounter:**

If the pavers have a useful life of at least 50 years the question becomes, since our pavers are no longer available where do we get the replacement pavers from and where do we store them?

Here are two possibilities. First, after ascertaining the scope of the initial paver rejuvenation project we could either (if a large project) use the four drive complex at 1500-1506 Lago Vista. Since it’s at the end of the complex by changing out

those bricks and replacing them with a similar type and color we would least disrupt the conformity and visualization in the community.

If the initial project is smaller in scope using bricks from one or more of the patios that has them installed and replacing them for the owner would be a cost effective method.

Can we “redo” by resurfacing the concrete drives to create a like new driveway or even a paver like effect that will last 10-15-25 years so that the concrete drives last as long as the paver drives?

There are some methods that use the current structure and build on top and create a design which would even allow a paver look on the existing concrete drives. This method has about a ten year history so that is about the length of the current guarantee. Will they last longer..... jury’s out.

What about thin pavers? Vendors do not recommend using them on top of concrete as the surface does not provide the stability needed for the thin paver and they crack in disproportionate numbers,

How do we moderate the interruption of use of drives for extended periods of time will cause?

*Answer in progress*

**If we do the Arabian Drives “piecemeal” what is a cost effective number of drives to do simultaneously?**

*Answer in progress*

**How do we approach the replacement of sidewalks?**

Dangerous sections need to be changed immediately but since there is always an industry “standard” for lowest cost per job we need to determine what that standard is. We might be able to replace five or even ten sections for the price of an emergency call. *Answer in progress.*

**What’s the estimated cost for paver repair?**

I’m trying to find a vendor that specializes in repair as opposed to new installations and will add it to the report. Present Internet benchmark estimates from Homewyse to install brick pavers are in a range between \$9.94 to \$16.97 a sq ft,

*Answer in progress.*

**What's the estimated cost of removing an existing concrete driveway and putting in a new driveway? We currently have only \$28,892 put aside in this Reserve Category.**

The cost to remove a 600sq ft drive (approximate area of a Villa Driveway) in zip code 34685 is estimated to be between \$4,028 and \$5,133. And the cost to install a new 600 sq ft driveway, believe it or not is between \$2,926 and \$3,821 for a total job range of \$6,954 to \$8,954. For the 32 Villas that represents an potential investment of between \$222,528 and \$286,528.

Terry had previously gotten a quotation from Prowashandseal for \$107,712 for removing the Villa concrete driveways and replacing them with pavers, I find that curious because the low estimate I'm using for just the concrete removal is \$128,896. I clicked on their supposed web site and instead of it appearing a domain site asked me if I wanted to register the name.

**What is the estimated cost to do a "liquid" concrete overlay?**

CPR Painting has given me the only estimate so far on the H & C Heavy Traffic Texture ReSurfacer. We will be getting together in the upcoming days to look at sample jobs and "tighten up" the estimate I have right now. That estimate is \$6.00 per linear ft. for crack repair and a \$4.50-\$5.00 a sq ft for a single color with a clear coat. So, using the 600 sq ft driveway model our cost would be between \$2,700 and \$3,000 plus crack repair. If we use 50 feet as an average needing repair (just a guess) that would add \$300 and would bring the total to between \$3,000 and \$3,300 per driveway.

This method of extending the life of our existing driveways would also allow for creating a "paver" effect. If all drives were done at once that might be interesting but if we do them on an as need basis a gray resurfacing would, in my opinion make greater sense.

**Would resurfacing the pool with this method be cost effective?**

A large selection of various "faux" patterns can be achieved with this method. Unlike a driveway the foot traffic would cause literally no wear and tear and the overlay should hold up beautifully for many years,

## Conclusions

**This is a work in progress and we, the Eagles' Reserve Board, are for once in a place where we have time to logically address the problem and the time to create the monies necessary to complete the job. Getting all the necessary information and finding the appropriate vendors will take some time, but at least for once we have that time to get the job done right without being in "Panic Mode".**

### **Various Web sources used to develop this report:**

<http://www.homewyse.com/>

<http://www.costowl.com/>

<http://www.allaboutdriveways.com/concrete-driveways/>

[http://www.concretenetwork.com/concrete/concrete\\_driveways/repair.html](http://www.concretenetwork.com/concrete/concrete_driveways/repair.html)

<http://www.allaboutdriveways.com/paver-driveways/>

[http://www.homewyse.com/services/cost\\_to\\_install\\_driveway\\_pavers.html](http://www.homewyse.com/services/cost_to_install_driveway_pavers.html)

<https://www.landscapingnetwork.com/driveways/cost.html>

<http://homeguides.sfgate.com/repair-sunken-pavers-driveway-34557.html>

<http://www.gandmconcrete.com/Overlays/Overlays.aspx>

<http://www.creativeresurface.com/>

Prowashandseal.... <http://www.prowashandseal.com/>