

Outline of ad hoc Fence Committee Presentation  
to the Oak Park Homeowner's Association Board

- Committee Formation** Resulted from a sign up sheet at the first unofficial annual Association meeting
- Membership**
- Libby English
  - Alissa Greene
  - Richard Jenkins
  - Lisa Jones
  - Bob Kenney
  - John LeCocq
  - Tom Lott
  - Marilyn Simpson
- Mission** Little official guidance given as to what committee's function was.
- Committee developed its own mission to evaluate the condition of the existing Association owned fence along Brodie Lane and to make recommendations as to what if anything should be done with it.
- Committee Actions**
- 1-Have been meeting almost weekly since the Committee's inception.
  - 2-Walked the fence line to get an up close look at the existing fence's condition.
  - 3-Looked at many action alternatives from doing nothing, to rehabilitating the existing fence, to replacing the fence in kind, to replacing the fence with another material, to replacing the entire fence, to replacing only a portion of the fence now and replacing more later.
  - 4-Looked at many materials from wood posts on wood posts as exists today, to wood panels on steel pipe posts, to synthetic wood fiber/plastic panels, to polyethylene panels, to heavy duty proprietary concrete systems to lighter weight concrete stacked panels, to full fledged masonry.
  - 5-Sought guideline pricing for several of the materials considered above
  - 6-Evaluated reasons for considering new fence
    - a-Security of the neighborhood in general
    - b-Privacy of the residents along Brodie Lane
    - c-Pleasing appearance for the entrance to the neighborhood
    - d-Deteriorating condition of the existing fence
- Discoveries**
- 1-The fence has three distinct and easily defined sections
    - a-Immediately behind the five residences along Brodie Lane
    - b-North of the residences to the north boundary of Oak Park
    - c-South of the residences to Aspen Creek Parkway
  - 2-Each of the sections serves a different purpose and requires a different remedy
    - a-Primarily for privacy of the individual residences but still owned by the Association. Its condition is adequate to last at least a couple more years with some TLC by the Association and residents adjacent to it.
    - b-Primarily for security to prevent unwanted entry by non residents likely to congregate around the businesses at Slaughter and Brodie. This portion of the fence is not as old as the other two sections and should have several more years of life in it.
    - c-Primarily for aesthetic reasons to shield the ponds from passing traffic and to provide an attractive entrance to Oak Park to those approaching from Brodie (Residents, visitors, realtors bringing prospective buyers, etc). The condition of this section is poor with posts and panels leaning or even falling frequently.
- Recommendations**
- 1-Concentrate repairs and upgrades on the section most in need right now, that being the section between the residences and Aspen Creek Parkway.
  - 2-In order to enhance the appearance of our East Portal:
    - a-Remove the existing wood fence
    - b-Replace the fence between the existing columns with a "wrought iron" appearing fence
    - c-Extend the fence from where it ends today to the existing entry monument by adding 2 new matching stone columns
    - d-Add plantings break up the lines of the fence and provide additional privacy and curb appeal to the East Portal.
  - 3-The Board approve the recommendations of the Committee and proceed with procurement.
    - a-Recommend seeking at least 3 bids based on Specifications and Invitation to Bid letter prepared by the Committee. Recommended fence work is estimated to cost \$6,300.
    - b-Recommend contracting with Susan Hoover, a long time Association ally and contractor for plantings. She has quoted a price of \$2,035 plus tax.
    - c-Total expenditure for this work is anticipated to be no more than \$8,335 plus \$168 in taxes.

OAK PARK HOMEOWNERS ASSOCIATION

Prepared by: Ad Hoc Fence Committee

List of Recommended Bidders:

Capitol Fence (aka Southside Fence)  
Allied Fence  
AAA Fence Company  
Austex Fence

Proposed Budget: \$6,300

Additional Recommendation:

Plantings to enhance fence and entry monument appearance - \$2,035 plus tax.

## INVITATION TO BID LETTER

The Oak Park Homeowner's Association (Hereinafter referred to as "the Association") is soliciting quotations to remove, replace and lengthen a portion of its existing fence along its eastern boundary along Brodie Lane in Austin, Texas. The Association has selected your Company as one of its preferred bidders and would like to receive a quotation for the work described herein meeting the requirements on the attached Specification Sheet.

On the north end, the limit of the new fencing will be the existing column at the southeast corner of southernmost residential property backing up to Brodie Lane. On the south end, the limit will be the monument on the northeast corner of Aspen Creek Parkway and Brodie Lane. The new fence is to be erected on the same alignment as the existing fence with a new section running from the end of the existing fence in a straight line to the entry monument just north of Aspen Creek Parkway.

The fence is to be iron panels installed between the existing stone columns and the new section is to include construction of two additional columns to match those currently in place. The new columns will be equidistantly spaced along the new fence alignment between the southernmost existing column and the entry monument. Iron panels will be fastened to the stone columns and the entry monument using drilled expansion anchors suitable for such an installation. Intermediate support posts will be provided between stone columns as required to prevent panels from sagging.

The quantities shown are for guidance only and are not guaranteed. Bidders shall verify all dimensions by conducting a field investigation prior to submitting bids and shall base their pricing on their measurements. The total price submitted shall reflect the full cost for providing materials and installing the fence as outlined above. In addition, the price should be broken down to include costs of furnishing and installing 1) iron panels by the LF, 2) stone pilasters by the EA and 3) costs of removal and disposal of the existing fence by the LF. The unit prices times the number of units shown in the attached Specification Sheet shall equal the total price submitted. The total price shall include all costs of permits, taxes and licenses required to complete the work.

There will be no adjustment of the total price bid unless the project is extended in scope by an authorized representative of the Association. Any authorized extensions will be paid at the unit prices offered in the Bidder's proposal. Payment will be made on successful completion of the project as determined by the authorized representative of the Association or as negotiated prior to signing a purchase order.

Please submit your quotation on your official company proposal form in the format noted above. Questions regarding this solicitation should be directed to Richard Jenkins at 292-0859 or Bob Kenney at 417-0335. Proposals shall be delivered to the Oak Park Homeowner's Association at

\_\_\_\_\_ not later than  
\_\_\_\_\_ AM/PM on \_\_\_\_\_, 2007. The Association will not be responsible for late deliveries and has no obligation to open proposals arriving after the designated time. The Association retains the right to reject any or all bids for any reason and has no obligation to any bidder for costs involved in preparation of its proposal.

# OAK PARK HOMEOWNERS ASSOCIATION

## Specifications for Fence Project

Location: Along Brodie Lane at Eastern Boundary of Development

Limits: North End - Existing column at southeast corner of southernmost residence backing up to Brodie Lane  
South End - Existing entry monument at northeast corner of Aspen Creek Parkway and Brodie Lane

Scope: Remove and dispose of existing wood fence within the project limits and replace it with a 5' tall iron fence incorporating new iron panels into spaces between existing stone columns. Construct two new stone columns in the gap between the end of the existing fence and the entry column along with additional matching iron panels.

Approximate Quantities: Stone Columns - 2 EA  
Iron Fence Panels - 212 LF  
Remove Existing Fence - 162 LF

### Detailed Specifications -

**Iron Fence:** Pickets, rails and posts shall be powder coated tubular steel with exterior dimensions as shown below. Horizontal rail and pickets shall be shop welded at right angles to each other and powder coated after fabrication. Rails shall be at the top and bottom ends of the pickets with no protrusions above or below the rails. Pickets shall be spaced at not more than 4 inches center to center. Distance between top and bottom rails shall be 5' out to out. Panels shall be supported by stone columns and steel posts so that no individual fence panel is unsupported for more than 8 feet. Rails will be field connected to posts and stone columns with non rusting hardware with a finish to match the iron panels. Insofar as possible, hardware will be concealed from view and tamperproof to prevent disassembly without special tools. A set of any special tools required will be provided for later maintenance purposes. Minimum exterior dimensions of tubular steel members are as follows:

Posts - 2" x 2"  
Rails - 1" x 1"  
Pickets - 5/8" x 5/8"

**Stone Columns:** Columns shall be constructed of native limestone of a color and texture to match the existing stone columns. Insofar as possible, columns shall appear identical to the existing columns. The column footprint is approximately 24" x 24" and the main shaft is 70" tall with an additional 4" thick stone cap projecting out from the footprint. Stones shall be stacked and bonded together with mortar. The laying method shall match the existing columns.

**Column Foundations:** Foundations shall be reinforced concrete with a footprint to match the column. At least the top 3 1/2" of the footing will be formed. Concrete for the remaining depth shall fill the excavation. The area around the footing shall be backfilled with native material to prevent any future ponding around the foundation.

Reinforcement shall consist of a minimum of a single mat of #4 reinforcing bars with 3 bars in each direction. The reinforcing mat shall be approximately 1 1/2" below the top of the foundation. The depth of the footing shall be a minimum of 18" when established on a dirt foundation and 6" when established on rock. When on rock, at least 4 #6 dowels will be driven vertically to prevent horizontal movement of the footing. Rock will be cleaned and free from dirt and other deleterious substances prior to placing concrete. Earth foundations will be uniformly compacted and level prior to placement.

**Post Foundations:** Foundations shall be hand dug or augered holes with a minimum diameter of 6 inches. Holes will be filled with concrete in contact with undisturbed material on all sides. Holes will be at least 24" deep in earth areas. When rock is encountered, holes will be punched a minimum of 12" into the rock but not more than 24" below existing ground. Posts shall be embedded in the concrete foundation for the full depth of the foundation. Tops of foundations shall be mounded so the top of concrete at the post is flush or just below the existing grade and the outer edge is at least 2" below existing grade. The area around the foundation will be graded to drain water away from the post.