

## Skyland Fence Survey #2

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This is the second survey regarding Skyland fence options. These options were developed based on the results of the first survey conducted this past Spring. These concepts have been presented at previous GID meetings as well as being published in the Skyland GID website.

***Survey Question: Review the 5 proposed Options and choose your favorite by returning a response via email or on paper. The following pages contain the options and associated Rough order of Magnitude (ROM) cost for each.***

***Details on how to submit your response are found on the last page.***

### **Additional information:**

- Remember these are concepts, not final designs, specific materials and colors may ultimately be different than what's reflected on the concept depiction.
- Lighting: pole lights and post lights are reflected in the concepts but other options may also be considered. The goal is to maintain some lighting along Myron Dr./US 50 but also allow for minimal damage from plows during the winter.
- Landscaping (all options have some landscaping):

### **What is the difference between Medium and High Density?**

A **High Density** vegetative buffer would provide a solid screen between Myron and Hwy 50, meaning the entire frontage would have some planting between Myron and US Hwy 50 once the vegetation is mature. The **Medium Density** vegetation would provide a filtered buffering, meaning portions of the fence material would be visible between clusters of vegetation. Approximately 25% of the fence materials would be visible once the vegetation is fully mature.

The basic assumptions for the vegetation would be a mixture of shorter trees (appropriate to be planted below power lines) 6'-8' tall deciduous shrubs, and evergreen and deciduous shrubs (2'-3' tall), perennials, and native grasses and wildflowers (which would not require irrigation beyond what is required to establish the seed if not planted in the fall/winter). These plants would be designed in the density selected by the community and committee (medium or high density). The plants would be native and site appropriate species and selected to provide multi-season interest. Permanent drip irrigation would be installed for the trees, shrubs, and perennials.

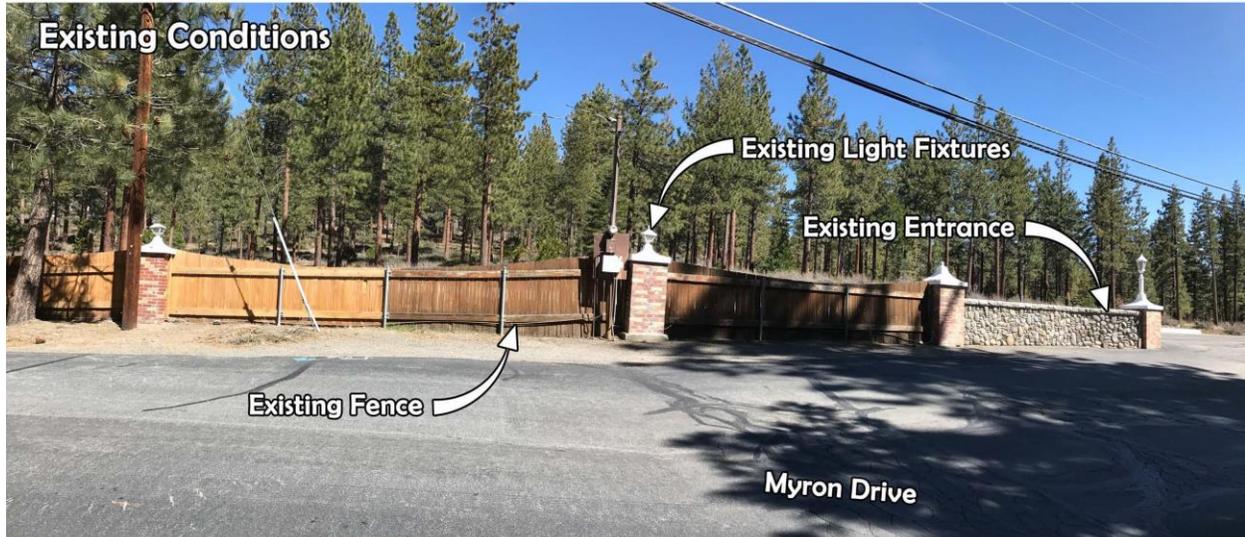
### **Plant Maturity and Recommendation at Initial Planting:**

It usually is different for each plant, but within 5 years there should be substantial growth for the shrubs and perennials. Some plants should be mature within a month or two after they begin to grow. The trees can take between 5 to 10 years to reach full height (full height depends on the species/variety eventually chosen). Planting smaller plants is recommended. All plants have a chance of stressing and/or dying when planted, but larger plants may stress more when planted in our harsh growing environment. Also, smaller plants do tend to match the growth height of larger plants within a few years, because they adapt to the planted environment more quickly.

# Skyland Fence Survey #2

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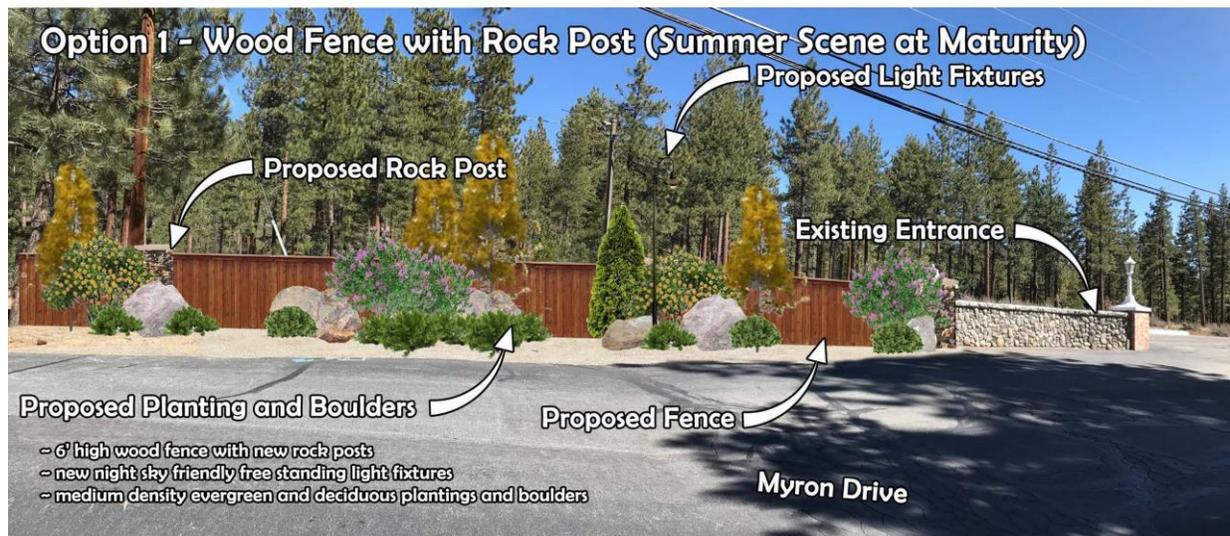
## Existing Fence Condition



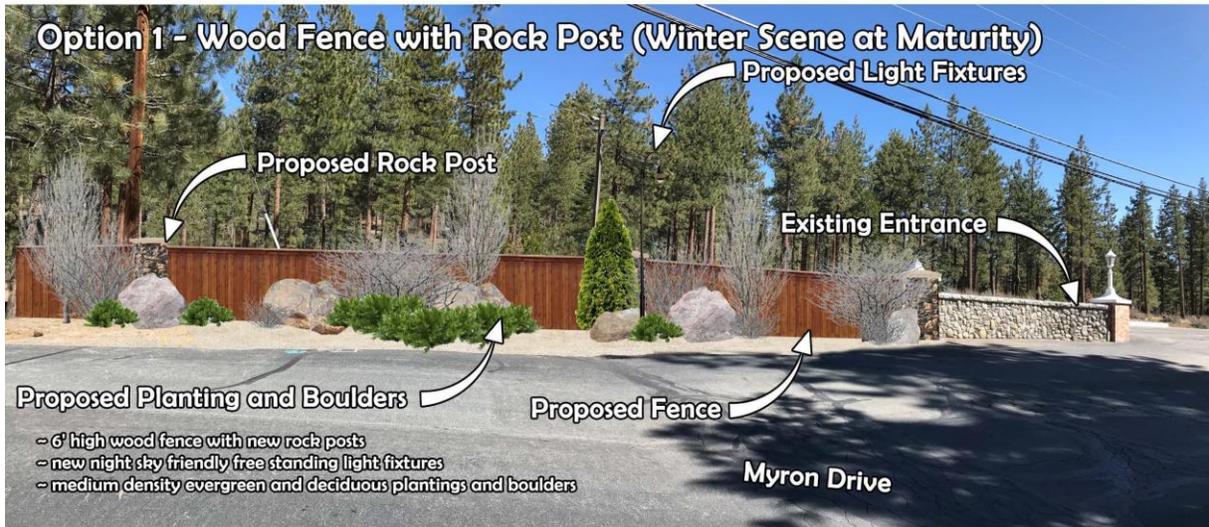
## Skyland Fence Survey #2

### Option 1: Wood Fence with Rock Posts, Medium Density Planting

- Diagrams: A. Fence Design without the Plants  
B. Fence with Summer Scene at Maturity  
C. Fence with Winter Scene at Maturity



# Skyland Fence Survey #2



## Skyland Fence Replacement Project - Option 1 Skyland GID

### ENGINEER'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS

September 4, 2018

#### SITE IMPROVEMENTS

| NO. | ITEM  | QUANTITY | UNIT | PRICE     | TOTAL     |
|-----|---|----------|------|-----------|-----------|
| 1   | Mobilization / Demobilization                 | 1        | LS   | \$ 10,000 | \$10,000  |
| 2   | Demolition                                    | 1        | LS   | \$ 65,000 | \$65,000  |
| 3   | Temporary Control Measures                    | 1        | LS   | \$ 20,000 | \$20,000  |
| 4   | Trench, Backfill, Conduite, and Wire          | 1        | LS   | \$ 95,000 | \$95,000  |
| 5   | Lighting Fixtures (Street lights at 60' o.c.) | 38       | EA   | \$ 600    | \$23,000  |
| 6   | Fire Access                                   | 2,000    | SF   | \$ 15     | \$30,000  |
| 7   | Wood Fence                                    | 2,500    | LF   | \$ 75     | \$187,500 |
| 8   | New Rock Post                                 | 86       | EA   | \$ 1,000  | \$86,000  |
| 9   | Landscape (Medium Density)                    | 2,500    | LF   | \$ 20     | \$50,000  |
| 10  | Irrigation                                    | 6        | EA   | \$ 700    | \$4,200   |
| 11  | Mass Grading                                  | 1        | AC   | \$ 45,000 | \$45,000  |

Engineer's Preliminary Estimate of Probable Construction Cost = \$615,700

20% Contingency \$123,140

**TOTAL Engineer's Preliminary Estimate of Probable Construction Cost = \$738,840**

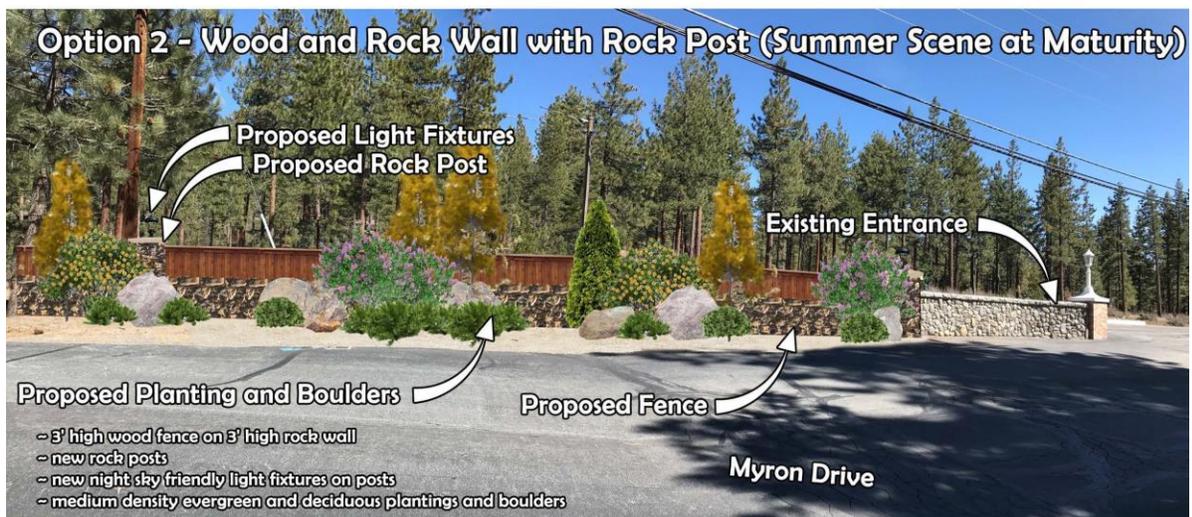
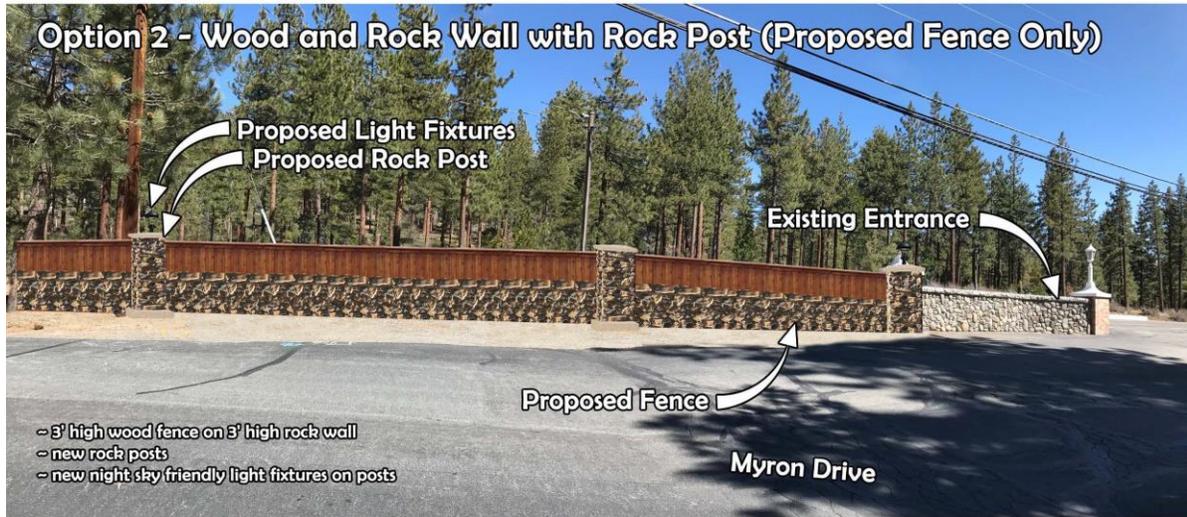
**Cost per LF = \$296**

Notes: 1. Estimate does not include soft costs (permitting, design costs, soils report, etc.)

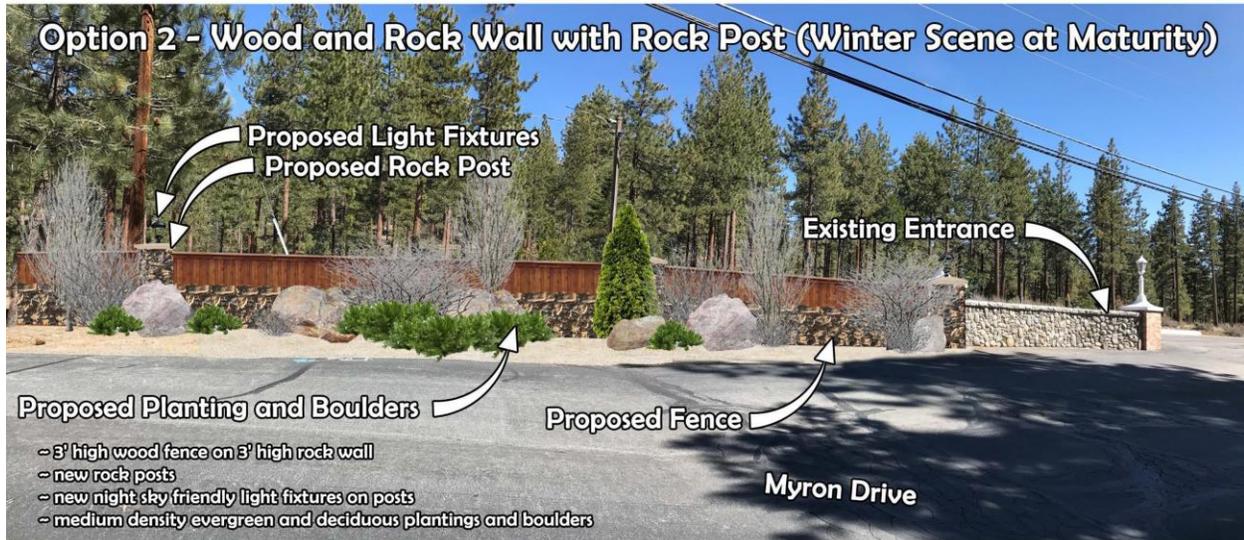
## Skyland Fence Survey #2

### Option 2: Wood & Rock Wall with Rock Posts, Medium Density Planting

- Diagrams: A. Fence Design without the Plants  
B. Fence with Summer Scene at Maturity  
C. Fence with Winter Scene at Maturity



## Skyland Fence Survey #2



**Skyland Fence Replacement Project - Option 2**  
**Skyland GID**  
**ENGINEER'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS**  
*June 25, 2018*

**SITE IMPROVEMENTS**

| NO. | ITEM                                 | QUANTITY | UNIT | PRICE     | TOTAL     |
|-----|--------------------------------------|----------|------|-----------|-----------|
| 1   | Mobilization / Demobilization        | 1        | LS   | \$ 10,000 | \$10,000  |
| 2   | Demolition                           | 1        | LS   | \$ 65,000 | \$65,000  |
| 3   | Temporary Control Measures           | 1        | LS   | \$ 20,000 | \$20,000  |
| 4   | Trench, Backfill, Conduite, and Wire | 1        | LS   | \$ 90,000 | \$90,000  |
| 5   | Lighting Fixtures (At 90' o.c.)      | 28       | EA   | \$ 150    | \$4,200   |
| 6   | Fire Access                          | 2,000    | SF   | \$ 15     | \$30,000  |
| 7   | 6' Wood and Rock Wall with New Posts | 2,500    | LF   | \$ 275    | \$687,500 |
| 9   | Landscape (Medium Density)           | 2,500    | LF   | \$ 20     | \$50,000  |
| 10  | Irrigation                           | 6        | EA   | \$ 700    | \$4,200   |
| 11  | Mass Grading                         | 1        | AC   | \$ 45,000 | \$45,000  |

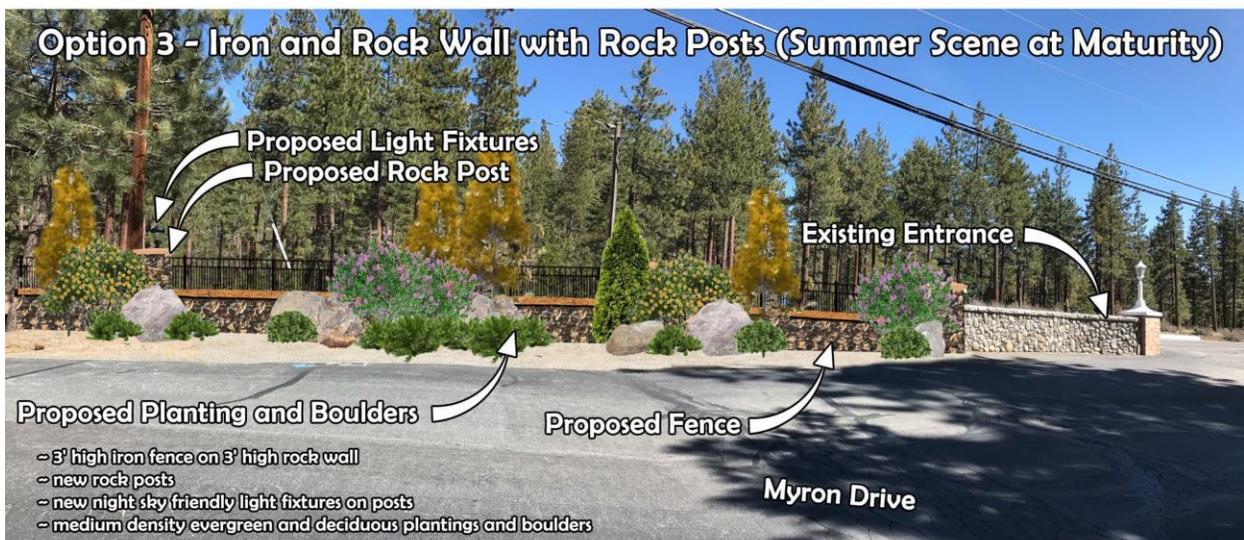
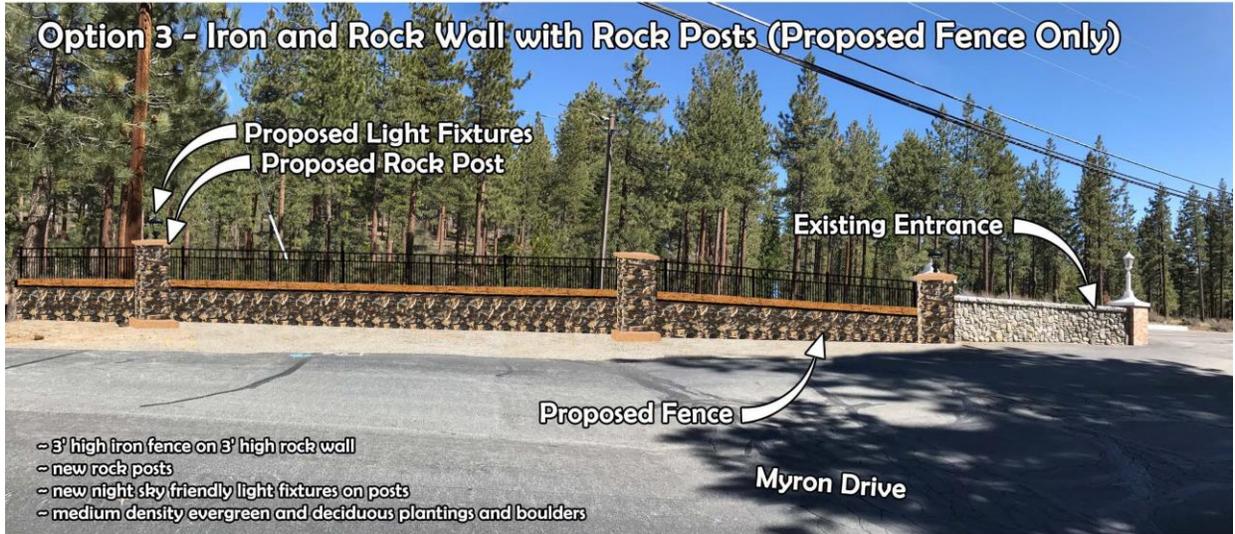
Engineer's Preliminary Estimate of Probable Construction Cost = \$1,005,900  
 20% Contingancy      \$201,180  
**TOTAL Engineer's Preliminary Estimate of Probable Construction Cost = \$1,207,080**  
 Cost per LF =      **\$483**

Notes: 1. Estimate does not include soft costs (permitting, design costs, soils report, etc.)

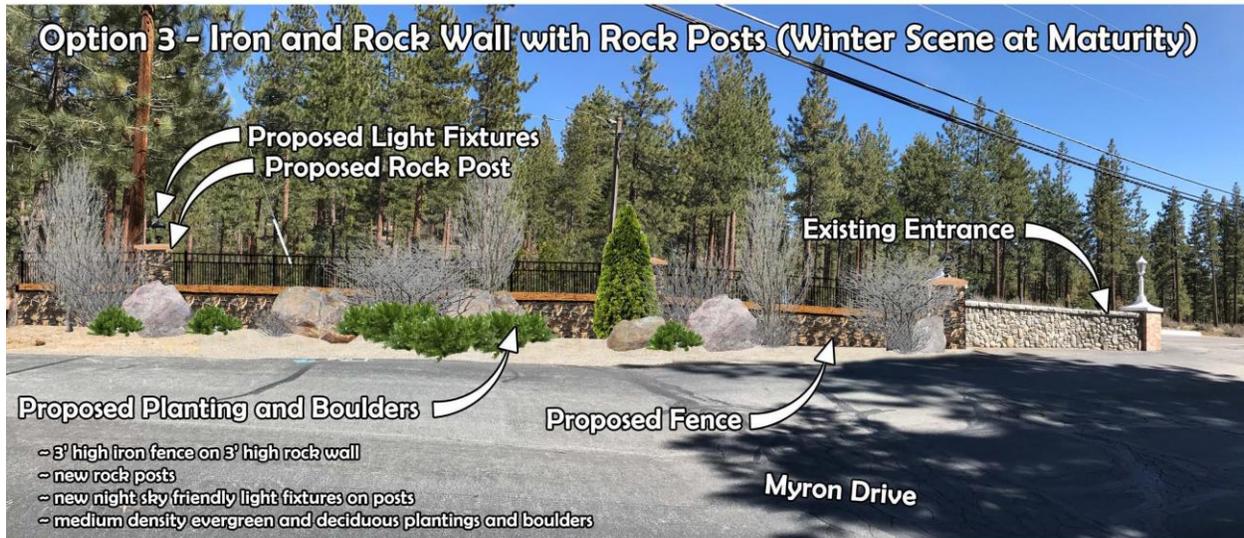
## Skyland Fence Survey #2

### Option 3: Iron & Rock Wall with Rock Posts, Medium Density Planting

- Diagrams: A. Fence Design without the Plants  
B. Fence with Summer Scene at Maturity  
C. Fence with Winter Scene at Maturity



## Skyland Fence Survey #2



### Skyland Fence Replacement Project - Option 3

Skyland GID

#### ENGINEER'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS

June 25, 2018

#### SITE IMPROVEMENTS

| NO. | ITEM                                 | QUANTITY | UNIT | PRICE     | TOTAL     |
|-----|--------------------------------------|----------|------|-----------|-----------|
| 1   | Mobilization / Demobilization        | 1        | LS   | \$ 10,000 | \$10,000  |
| 2   | Demolition                           | 1        | LS   | \$ 65,000 | \$65,000  |
| 3   | Temporary Control Measures           | 1        | LS   | \$ 20,000 | \$20,000  |
| 4   | Trench, Backfill, Conduite, and Wire | 1        | LS   | \$ 90,000 | \$90,000  |
| 5   | Lighting Fixtures (At 90' o.c.)      | 28       | EA   | \$ 175    | \$4,900   |
| 6   | Fire Access                          | 2,000    | SF   | \$ 15     | \$30,000  |
| 7   | 6' Iron and Rock Wall with New Posts | 2,500    | LF   | \$ 300    | \$750,000 |
| 8   | Landscape (Medium Density)           | 2,500    | LF   | \$ 20     | \$50,000  |
| 9   | Irrigation                           | 6        | EA   | \$ 700    | \$4,200   |
| 10  | Mass Grading                         | 1        | AC   | \$ 45,000 | \$45,000  |

Engineer's Preliminary Estimate of Probable Construction Cost = \$1,069,100

20% Contingancy      \$213,820

**TOTAL Engineer's Preliminary Estimate of Probable Construction Cost = \$1,282,920**

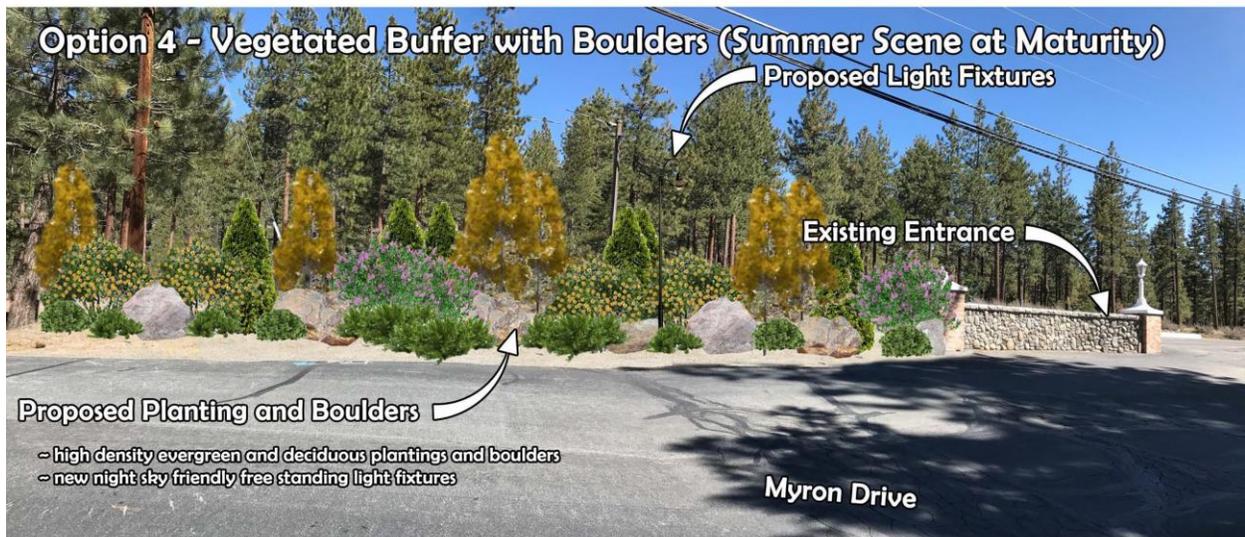
**Cost per LF = \$513**

Notes: 1. Estimate does not include soft costs (permitting, design costs, soils report, etc.)

## Skyland Fence Survey #2

### Option 4: Vegetated Buffer with Boulders, High Density Planting

- Diagrams: A. Summer Scene at time of Planting  
B. Summer Scene at Maturity  
C. Winter Scene at Maturity



## Skyland Fence Survey #2



### Skyland Fence Replacement Project - Option 4 Skyland GID

#### ENGINEER'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS

*June 25, 2018*

#### SITE IMPROVEMENTS

| NO. | ITEM  | QUANTITY | UNIT | PRICE     | TOTAL     |
|-----|---|----------|------|-----------|-----------|
| 1   | Mobilization / Demobilization                 | 1        | LS   | \$ 10,000 | \$10,000  |
| 2   | Demolition                                    | 1        | LS   | \$ 65,000 | \$65,000  |
| 3   | Temporary Control Measures                    | 1        | LS   | \$ 20,000 | \$20,000  |
| 4   | Trench, Backfill, Conduite, and Wire          | 1        | LS   | \$ 95,000 | \$95,000  |
| 5   | Lighting Fixtures (Street lights at 60' o.c.) | 38       | EA   | \$ 600    | \$23,000  |
| 6   | Fire Access                                   | 2,000    | SF   | \$ 15     | \$30,000  |
| 7   | Boulders                                      | 250      | EA   | \$ 125    | \$31,250  |
| 8   | Mass Grading                                  | 1        | AC   | \$ 45,000 | \$45,000  |
| 9   | Landscape (High Density)                      | 2,500    | LF   | \$ 100    | \$250,000 |
| 10  | Irrigation                                    | 6        | EA   | \$ 700    | \$4,380   |

Engineer's Preliminary Estimate of Probable Construction Cost = \$573,630

20% Contingency \$114,726

**TOTAL Engineer's Preliminary Estimate of Probable Construction Cost = \$688,356**

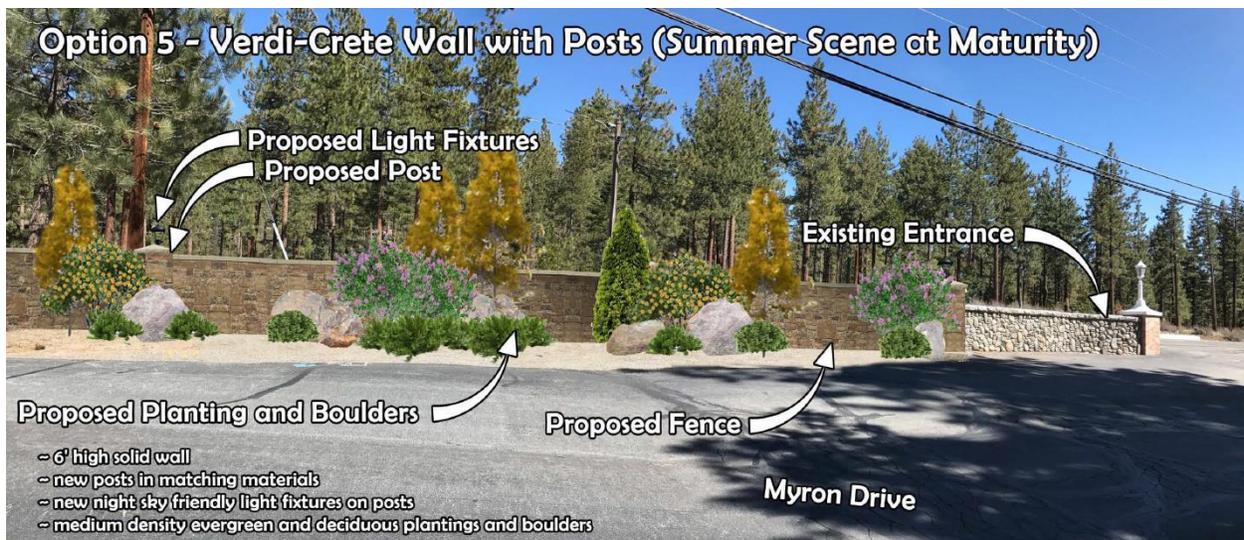
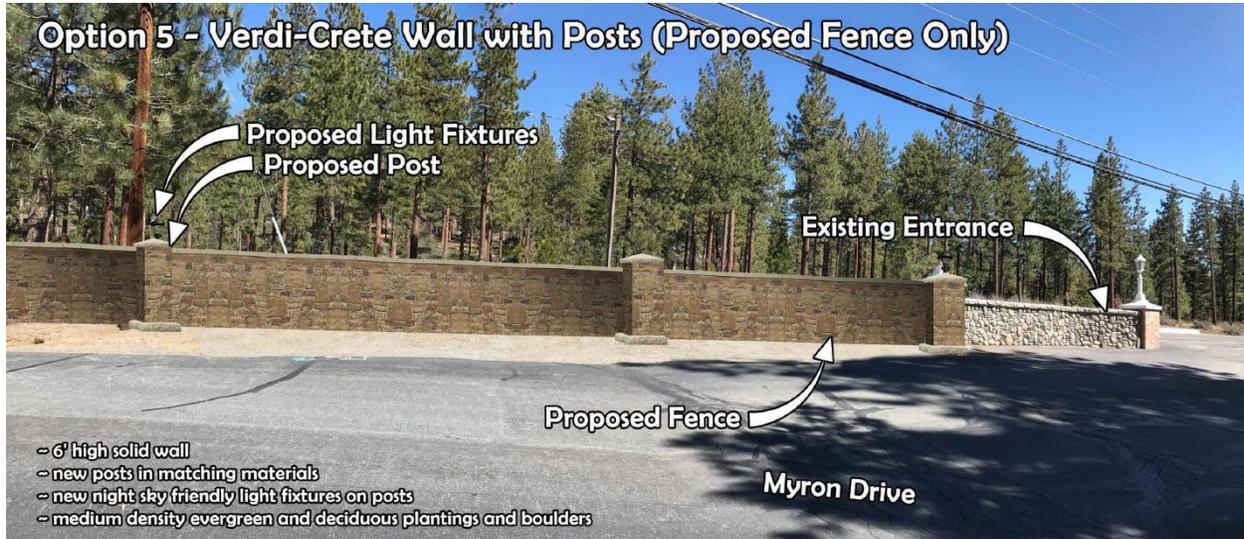
**Cost per LF = \$275**

Notes: 1. Estimate does not include soft costs (permitting, design costs, soils report, etc.)

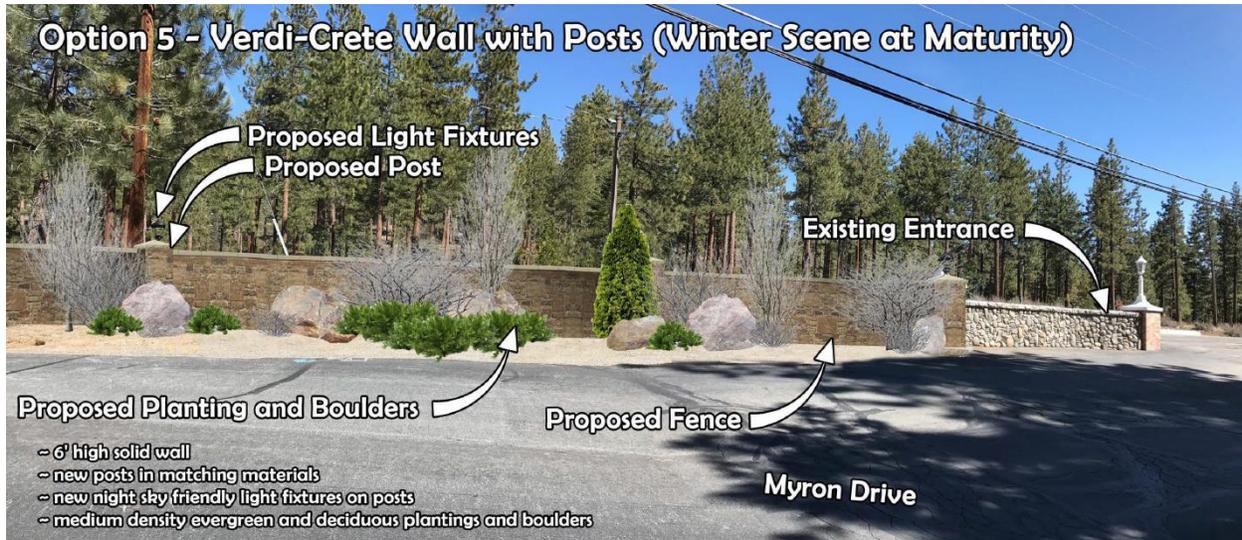
## Skyland Fence Survey #2

### Option 5: Verti-Crete Wall with Posts, Medium Density Planting

- Diagrams: A. Wall Design without the Plants  
D. Wall with Summer Scene at Maturity  
E. Wall with Winter Scene at Maturity



# Skyland Fence Survey #2



**Skyland Fence Replacement Project - Option 5**  
**Skyland GID**  
**ENGINEER'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS**  
*September 4, 2018*

**SITE IMPROVEMENTS**

| NO. | ITEM                                 | QUANTITY | UNIT | PRICE     | TOTAL     |
|-----|--------------------------------------|----------|------|-----------|-----------|
| 1   | Mobilization / Demobilization        | 1        | LS   | \$ 10,000 | \$10,000  |
| 2   | Demolition                           | 1        | LS   | \$ 65,000 | \$65,000  |
| 3   | Temporary Control Measures           | 1        | LS   | \$ 20,000 | \$20,000  |
| 4   | Trench, Backfill, Conduite, and Wire | 1        | LS   | \$ 90,000 | \$90,000  |
| 5   | Lighting Fixtures (At 90' o.c.)      | 28       | EA   | \$ 175    | \$4,900   |
| 6   | Fire Access                          | 2,000    | SF   | \$ 15     | \$30,000  |
| 7   | Verdi-Crete Wall                     | 2,500    | LF   | \$ 120    | \$300,000 |
| 8   | Landscape (Medium Density)           | 2,500    | LF   | \$ 20     | \$50,000  |
| 9   | Irrigation                           | 6        | EA   | \$ 700    | \$4,200   |
| 10  | Mass Grading                         | 1        | AC   | \$ 45,000 | \$45,000  |

Engineer's Preliminary Estimate of Probable Construction Cost = \$619,100

20% Contingancy \$123,820

**TOTAL Engineer's Preliminary Estimate of Probable Construction Cost = \$742,920**

**Cost per LF = \$297**

- Notes: 1. Estimate does not include soft costs (permitting, design costs, soils report, etc.)  
 2. Any boulder removal or modifications will be T&M @ \$160/hr

## **Skyland Fence Survey #2**

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Please provide your response to the following email: **susiep38@gmail.com**

If you have a problem providing a response by email, please contact one of the following:

- David Nyre – (224) 656-4466 or **spectrumninja@charter.net**
- John Peel – (775) 901-0913 or **tahoepeel@aol.com**
- Keith Richter – 775-580-7009 or **keithrichter23@gmail.com**

**When responding please provide your name and address!**

**All responses are due by 23 September!**

**Please respond as follows:**

**My Preferred choice:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Skyland street address:** \_\_\_\_\_