

June 30, 2023

Via E-mail and US Mail

Jon Herwig, Project Manager
SKYLAND GENERAL IMPROVEMENT DISTRICT
P.O. Box 11357
Zephyr Cove, NV 89448
Jon.Herwig1@gmail.com

**Skyland General Improvement District – US Highway 50 Fence and Entry Wall
Revitalization Project
Results of June 12, 2023, Site Inspection and Recommended Repairs**

Dear Jon,

As you are aware, on June 12th we walked nearly the full length of the fence with the fencing subcontractor and reviewed the condition of the fence and particularly the stability of the fence posts. This site visit was organized and agreed to at the conclusion of our June 1st meeting with the general contractor for the expressed purpose of exposing and verifying the depth of embedment of the fence posts.

During this site meeting, the fence subcontractor exposed approximately five or 6 fence posts along the alignment and the depth of embedment was measured. We found the depth of embedment to vary from about 22" to about 32". The project's specifications required the fence posts to be embedded 36 inches.

Despite this finding of insufficient post embedment, we also observed together the general stability and alignment of the fence posts and found many to be correctly aligned and unmoved from the snow-related impacts described in my previous letter regarding this subject. However, within the segment of fence from about Deercliff Drive southerly to about Carson Drive numerous posts were observed to have rotated and are now out of plumb and in need of repair/re-setting.

Given these findings, and the interest of both parties to resolve the pending claims, we recommend the following repairs be made by the contractor for the segment of fence between about Deercliff Drive and Carson Drive¹:

1. each existing fence post shall be re-aligned by:
 - a. hand excavating to a depth of three (3) feet on one side of the post;

¹ I recommend that the precise starting point and ending point of the segment to be repaired be mutually agreed to with the contractor in the field prior to commencing the remediation work.

Y:\Client Files\2509\2509-001\Documents\Project Management\Ltr T J Harwig Summarizing Recommended Fence Repairs by Contractor.docx

- b. realign the post to be plumb in each direction; and
 - c. backfill the excavation hole with Portland Cement Concrete.
2. Upon re-setting each post in this segment, affix the rails/picket panel sections to the posts using a minimum of two (2) each, #9x3" polymer coated deck screws (*GripRite*, or equal). All protruding nails from the post and rails shall be removed and disposed of.
3. Upon affixing the rails/picket panel sections to the reinforced posts, use two (2) each, #8x1-5/8" polymer coated construction screws (*GripRite*, or equal), to secure each picket to both the top and bottom rails.
4. Replace each damaged or broken picket as necessary to complete the fence using the same number and type of screws listed above.
5. Throughout the entire length of the fence, any existing pickets found to be displaced or detached from their original location shall be reattached to the fence rails using two (2) each, #8x1-5/8" polymer coated construction screws (*GripRite*, or equal), to both the top and bottom rails.

During our site meeting, we discussed, and I believe the subcontractor understood that the above-described recommendations would be performed at their sole cost and expense. Accordingly, and to minimize any potential confusion, I further recommend that the Board of Directors stipulate that in their motion to accept or approve these recommendations.

Finally, we also discussed with the subcontractor that upon completion of the described work to repair the fence and the last few punch list items (e.g., staining the fence), Skyland GID would accept the improvements and the one-year warranty period would expire in November 2023. I expect that the contractor and the subcontractor will be keen to ensure that there is no expectation that the one-year warranty period restarts upon completion of these repairs. Therefore, this is an important point to ensure the Board of Directors understand.

Pursuant to our discussions, please submit these recommendations for presentation to the Board of Directors for their consideration. If these recommendations are acceptable and adopted by the Board of Directors, we will inform the contractor of their decision and request that they implement the recommendations within 30 days of the Board's decision.

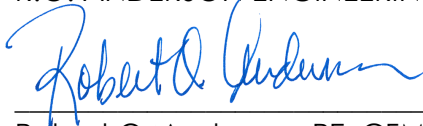
\\
\\
\\
\\

Mr. Jon Herwig
June 30, 2023
Page 3 of 3

I trust this summary is sufficient for your current purposes. If you have any questions or require any clarifications to the above-listed recommendations, I trust you will not hesitate to call or write. In the meantime, we will await the Board's decision before proceeding further.

Yours faithfully,

R.O. ANDERSON ENGINEERING, INC.



Robert O. Anderson, PE, CFM, WRS
randerson@roanderson.com
775.215.5026