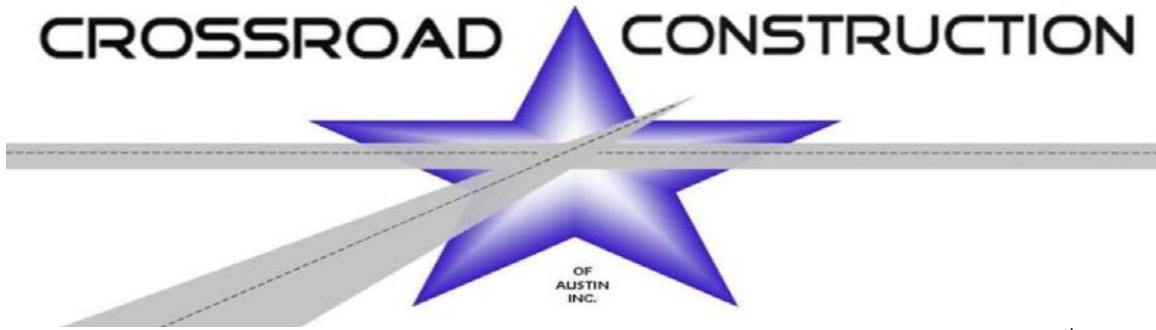


CROSSROAD CONSTRUCTION



Legend Oaks II
Perimeter Fence Bid
Escarpment & Convict Hill
Austin, Texas 78749

September 17th, 2012

Remove and Replace Existing Single Wythe Perimeter Brick Fence

Existing Condition:

Existing fence has begun to fail due to several deficiencies that took place in the design and construction of the fence. Recommendations provide by the brick manufactures indicate that the support piers and columns should not exceed 10' centers for this height and type of brick. The existing piers and columns currently range anywhere from 12' -16' feet on center. This is causing a sagging effect in the center of the panel. This sagging effect in turn has caused the panel to weaken and crack allowing the mortar joints to open and expose the steel reinforcement that is installed to support the wall. This steel reinforcement has begun to expand due to the moisture and has further cracked the mortar joints and even begun to spall the surface of the brick. Since this type of panel design does not have any concrete footing support in the center of the panel the panels must be installed per the engineer's specifications to prevent this from occurring again.

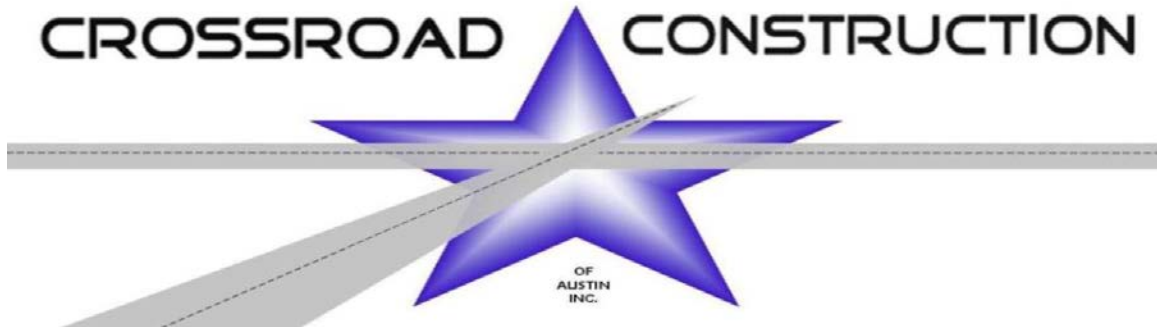
Proposed Remedy:

The engineer has provided new set of specifications to install the Single Wythe brick fence so as to eliminate the design and installation problems that are currently being experienced. These specifications include installing the piers and columns on approx. 10' centers per the brick manufactures recommendations. This will eliminate the issue with the panel beginning to "sag" over time and cracking the mortar joints and exposing the reinforcement wire. Secondly, the engineer is specifying the use of 1 ¼ galvanized reinforcement wire that has been coated with an epoxy based coating to seal it from any moisture. This further guarantees no failure with the wire should any moisture penetrate the mortar joints. Also, the new specifications require that each course of brick have reinforcement wire installed as a way to add strength to the panel. The current panels do not have this feature.

Requirements:

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I have met with the City of Austin on numerous occasions to try and determine what the requirements are going to be to achieve this project. So far I have determined that they will grant a site plan exemption and that since we are only replacing the existing fence no official "Building Permit" will be required. However, because we are "excavating" to install new concrete piers, the project has been turned over to the "City Arborist" for review and recommendations. They are requiring a scaled drawing showing the proposed fence and all of the trees that are within approx. 20' l.f. of the fence. This will include trees that are in the easement and in the owner's back yards. Since we will be drilling and pouring new concrete piers every ten lineal feet we will have to follow their guidelines for excavation. We have not provided that drawing to them yet so there has been no final determination on those guidelines. I was informed in my last meeting with them that they would allow me to drill all of the piers with an auger except the piers that are located within 12' of a "Protected Tree." The piers that are located in these areas will need to be excavated by using an "airspade." (An "airspade" is basically a specialized wand that uses high pressure air to "blow" open the hole in the ground so that you don't damage the tree's root system.) Once they have the drawing they will make a site visit and make those determinations. My estimation is that they will require approx. 30-40 piers be dug using the "airspade."

Scope of Work:

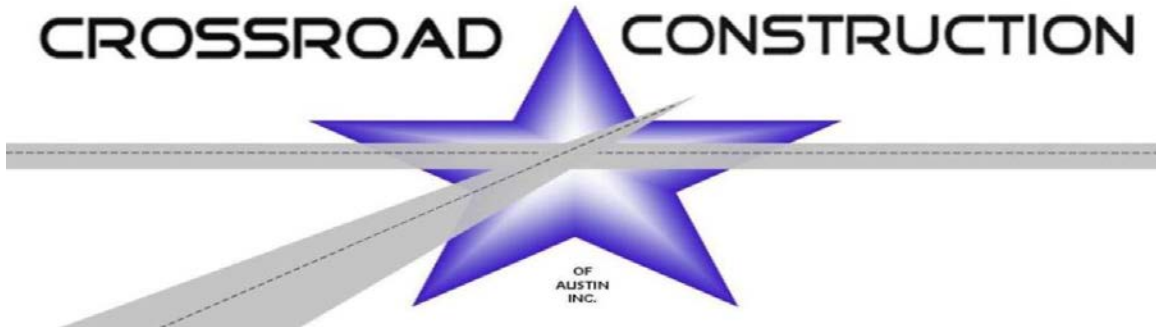
Once all of the City of Austin requirements have been approved and agreed upon, the following Scope of Work would be followed.

- Site Office- We would need to set up a location on site to stage the project from. Probably in the area where the retention ponds are located. This would be an area to store materials, equipment, a porta-potty, and a small site office.
- Demo Existing Fence- We would begin the project by installing temporary fencing across each back yard where we are going to demo. Each homeowner would be responsible for removing any plants, mulch, edging, or other landscaping to leave a four (4) foot area for us to work in along the back wall. We would demo approx.. 10-20 panels at a time depending on how much my crew can build back in a week's time. At no time would we be leaving anyone's back yard open without a temporary fence up.
- Haul Off- All brick that has been demoed will be removed as we move along. We will have a bobcat tractor on site and once the piers for each section have been drilled the tractor will load dump trucks with the brick for haul-off.

Scope of Work- (cont.)

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- Excavate Piers- Piers would be measured out and excavated using an auger or an airspade depending on the requirements. Reinforcement steel would be installed and then we would use a concrete truck to pour between 10-20 piers at a time.
- Columns Installed- Bricklayers would then begin installing columns per engineers specifications leaving a “pocket” for the new fence panels.
- New Fence Panels- As soon as the columns are installed, the bricklayers would begin the new panels. A temporary form is installed between columns and then the panel is started on top of the form. Reinforcement wire or “ladders” as they are called are placed very carefully in between each course of brick and the bricks are filled with concrete as they are laid. Once the panel is complete, the form is removed and used again. The bricks are double faced brick and they will have a “soldier” course on top just like the current fence has.
- Clean Up- Once we have the panels completed we will remove the temporary fencing from each back yard, clean up and level the soil around the work area, replace grass as needed, Remove all construction debris, and move to the next section.

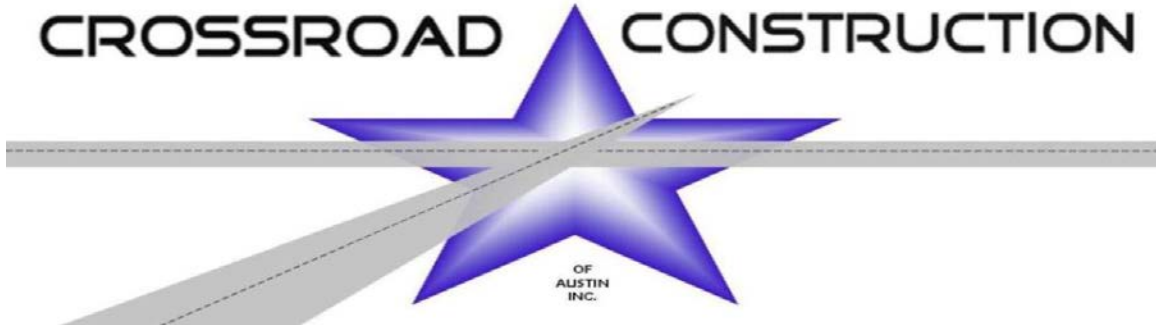
Notes:

1. We will be required to place “protection” around the trees as work each area. I am still waiting on the City Arborist to define that for me.
2. We will also be required to place mulch on the ground around the trees as we go; again I am still waiting on the City to define that for me.
3. Homeowners will be required at their own expense to remove and replace all landscaping within four (4) feet of the back fence. We need this four foot area to work in. We will replace any soil or grass that is needed. We will install and remove the temporary fence as we go.
4. Once a long section of the fence is installed, we will pressure wash that section and all of the columns.
5. Ground will be leveled and new grass planted in the easement as needed as we finish.
6. Sprinkler heads need to be removed by your landscaper prior to work beginning. Crossroad will not be liable for any damages to the sprinkler system.
7. All tree trimming must be done before work begins and will be the responsibility of the HOA.
8. Brick selection must be finalized and brick must be ordered as soon as contract is approved. An invoice for materials will be provided for payment at that time.
9. Work will be performed and completed as specified, any additional work or changes will be handled by a Change Order.
10. All sign panels and end columns are to remain.

Total Project Cost: (All Sections)

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- Set Up & Mobilization
- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal: \$ 4,375
- Demo & Haul –Off of Existing Fence & Debris: \$ 51,875
- Install New Piers & Columns: \$ 223,125
- Install (4.015' l.f.) of New Single Wythe Fence System: \$ 240,900

Total Cost: \$520,275
(\$129,58 per lineal foot including all labor & materials.)

Section “A”-

- Set Up & Mobilization
- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal:
- Demo & Haul –Off of Existing Fence & Debris:
- Install New Piers & Columns:
- Install (105' l.f.) of New Single Wythe Fence System:

Total Cost: \$ 17,106

Section “B”-

- Set Up & Mobilization
- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal:
- Demo & Haul –Off of Existing Fence & Debris:
- Install New Piers & Columns:
- Install (1,242 ' l.f.) of New Single Wythe Fence System:

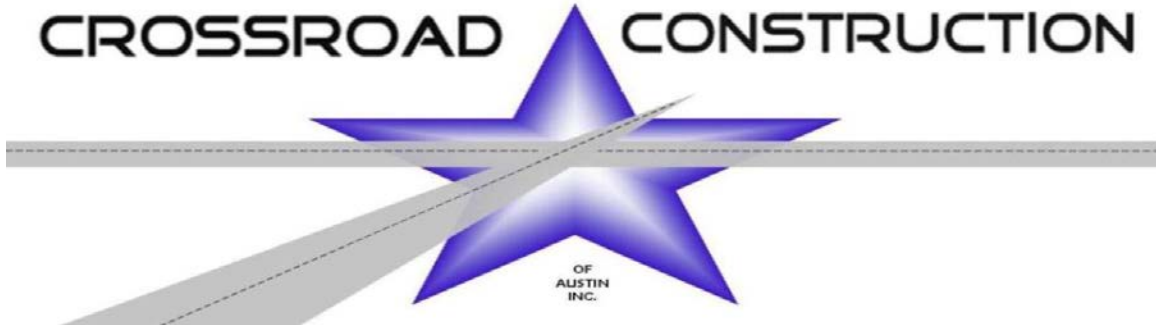
Total Cost: \$ 168,938

Section “C” –

- Set Up & Mobilization
- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal:

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- Demo & Haul –Off of Existing Fence & Debris:
 - Install New Piers & Columns:
 - Install (229’ l.f.) of New Single Wythe Fence System:
- Total Cost: \$ 33,174

Section “D” –

Set Up & Mobilization

- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal:
- Demo & Haul –Off of Existing Fence & Debris:
- Install New Piers & Columns:
- Install (370’ l.f.) of New Single Wythe Fence System:

Total Cost: \$ 83,445

Section “E” –

Set Up & Mobilization

- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal:
- Demo & Haul –Off of Existing Fence & Debris:
- Install New Piers & Columns:
- Install (1,338’ l.f.) of New Single Wythe Fence System:

Total Cost: \$ 176,878

Section “F”

Set Up & Mobilization

- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal:
- Demo & Haul –Off of Existing Fence & Debris:
- Install New Piers & Columns:
- Install (166’ l.f.) of New Single Wythe Fence System:

Total Cost: \$ 25,010

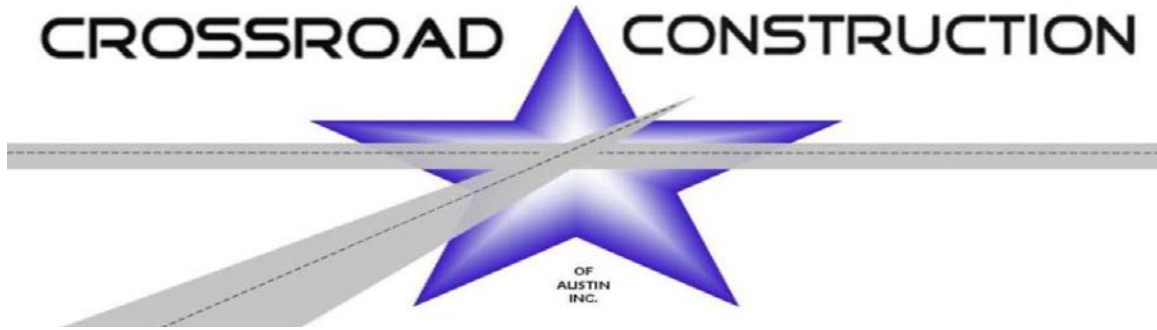
Section “G” –

Set Up & Mobilization

- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal:
- Demo & Haul –Off of Existing Fence & Debris:

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- Install New Piers & Columns:
 - Install (202' l.f.) of New Single Wythe Fence System:
- Total Cost: \$ 29,675

Section "H" –

Set Up & Mobilization

- Tree Protection & Mulch: Estimated
- Temporary Fence Installation & Removal:
- Demo & Haul –Off of Existing Fence & Debris:
- Install New Piers & Columns:
- Install (369' l.f.) of New Single Wythe Fence System:

Total Cost: \$ 51,315

Each section includes a mobilization fee of \$3,500. Total cost for all sections done one at a time would be \$552,367.

If project is spread out over time cost for materials inflation would need to be calculated.