

WILLIAMSBURG HOMEOWNERS' ASSOCIATION
LEO C. LUTZ, Project Coordinator

1116 Williamsburg Place
Lawrence, KS 66049
Phone: 832-8881

October 24, 2005

David Corliss
Director of Legal Services / Assistant City Manager
City of Lawrence
City Hall - 6 E. 6th Street
P.O. Box 708
Lawrence, KS 66044

RECEIVED

OCT 24 2005

**CITY MANAGERS OFFICE
LAWRENCE, KS**

Re: Williamsburg Homeowners' Association
Street Repairs to Private Street

Dear Mr. Corliss,

Thank you for visiting with me about our upcoming street repair work. I have been asked by our Board of Directors to make this inquiry and do the groundwork for this project. I have enclosed our bid comparison for your information. I will be happy to supply copies of the actual bids if you need them. We have not yet elected a contractor for our work.

Our Association owns and maintains a "private street" in the City of Lawrence and we are now faced with replacing our concrete curbs and gutters and eventually we will have to overlay the asphalt street surface. We have obtained bids for the concrete work and find we will be in need of as much as \$40,000.00 in financing. We do have a reserve fund of about half of this amount but we may want to direct this to the asphalt work that will come after the concrete work is completed.

It is our desire to create a Benefit District to obtain financing for the curb and gutter work. We were hoping to obtain financing as a Special Assessment Tax for up to seven years, with costs prorated to each of our seventeen homes in our subdivision. It is possible our Association will want to include the cost of the asphalt street milling and the new street surface in this project which would increase the amount required.

We have received bids on our project from LRM and Kansas Heavy Construction, LLC for the curb and gutter replacement (the bid comparisons are enclosed). Both companies have made their bids against the standard street specifications required by the City which were obtained from the Public Works Department. Both companies are on the City's approved contractor list. All work will be warranted by the contractor to meet the city's requirements.

We are at a disadvantage in that we do not have the same knowledge and experience as the City has for such an endeavor so we are looking for help to guide us through. It is beyond our capabilities to do such things as engineering, construction oversight, monitoring the adherence to City standards by the contractor, testing materials, special assessment district financing, etc. To engage in this project ourselves without professional help is something we prefer not to do.

We would like to explore several possibilities with the City:

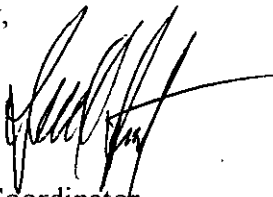
1. Obtain financing from a Special Assessment Tax by forming a Benefit District.
2. Have the City manage the construction project for us (of course we would bear the cost of construction).
3. After the work is complete and funded, determine the feasibility to turn our street over to the City to maintain in the future.

It is our feeling that the City has a large stake in this street and our project in any case when considering the necessity to provide access for emergency vehicles, trash collection, utility maintenance, law and code enforcement, etc.

Any help the City of Lawrence can offer in this project will be most welcome, especially establishing the Benefit District and obtaining the financing.

Thank you for your help.

Sincerely,



Project Coordinator

Enclosures:

Bid comparison for curbs and gutters

Board of Directors authorization for negotiation with the City of Lawrence

**WILLIAMSBURG HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

DATED 10-23-05

The Board of Directors hereby authorizes Leo Lutz as Agent for
to negotiated with the City of Lawrence for the purposes of: Williamsburg HOA

1. Determining the feasibility of establishing a Special Assessment District for the purpose of financing repairs to our street, curbs and gutters.
2. Determining the feasibility of having the City of Lawrence manage the construction project for us, thereby allowing their professional staff to take on the burden of managing the details, work with the contractor(s), and assuring adherence to City requirements and the quality of workmanship and materials.
3. Determining the feasibility and procedure for deeding the street over to the City, and thereby relieving our Association of future maintenance of this property.

Any contractual agreement with the City will require future Board approval and/or Membership approval as specified in the Association's Declaration of Covenants, Conditions, Restrictions, and Dedication of Easements as recorded February 5, 1990, as amended.

President: Jeremy B. K. Date: 10-23-05

Board Member: Catherine A. Martini Date: 10/23/05

Board Member: K. G. Miller Date: 10/23/05

Board Member: Amberly Date: 10-23-05

Board Member: Andrew B. Ziegler Date: 10-23-05

WILLIAMSBURG HOMEOWNERS ASSOCIATION
September, 2005

(Revised 9/27/2005)

Recap of the two bids for curb and gutter replacement.

	LRM		KHC	
Remove and replace curbs & gutters (1581 L.F.):				
Using river aggregate	\$	30,511.00		Not bid
Using granite aggregate (durable)	\$	34,086.25	\$	38,718.00
Handicap ramps at sidewalks (*A)		0.00		0.00
Remove & replace 8" asphalt (*D)		0.00		Incl.
2" asphalt edge patch	\$	6,231.50		Incl.
Seed/fertilize/mulch lawn edge damage	\$	1,385.00		Incl.
Total Bid for using river aggregate	\$	38,127.50		Not bid
Total Bid for using durable aggregate	\$	41,702.75	\$	38,718.00
Total Bid per Household for river aggregate (17 units)	\$	2,242.79		Not bid
Total Bid per Household for durable aggregate (17 units)	\$	2,453.10	\$	2,277.53

Other costs and considerations:

1. Final price to be based on accurate measurements of footage	Yes	Yes
2. Concrete prices are based on	2006 work	\$84.50/ Cu Yd
3. Warranty	One year	One year
4. Work to conform to City standards	Yes	Yes
5. Repair lawn damage to homeowners (seed/mulch/fertilize) only	Yes	Yes
6. Responsibility for sprinkler damage	Homeowner	Homeowner
7. Time to complete work (estimate)	One month	One month
8. Remove & replace private drives to 10 ft back of curb	\$1,052 per home (*B)	\$5.00/ Sq Ft
9. Workman's comp. & liability insur. included	Yes	Yes
10. Lawns will be excavated up to 2 feet behind curb	Yes	Yes
11. Private driveways will be removed & replaced at the order and expense of any interested homeowner with advance payment. (*C)	\$5.26/ Sq Ft	\$5.00/ Sq Ft
12. Work can be done on one-half of the street at a time to allow parking on the other side while driveways are inaccessible.	Yes	Yes
13. There will likely be some driveway tear-out when curbs are removed. These will be repaired at extra charge. Therefore, it is possible homeowners will have a new piece of concrete for a foot or so from curb.		

Not included:

Bond (add 1% if required)
Erosion control
Inspection fees --- None required
Landscaping of entry island
NPDES Permits -- None required
Utility adjustments
Testing of any type
Damage to asphalt street beyond the excavated part.
There will be an asphalt patch into the street where the asphalt was removed to install the concrete forms.

(*A) Not part of project.

(*B) Estimate 200 Sq Ft/driveway or about \$5.26 Sq Ft

(*C) LRM figure is based on the Sq Ft price on (*2) above.

(*D) Bid by LRM of \$950.00 is for repair to street & not part of curb/gutter project.