
























AMBERFIELD HOA - CSG Project # 17-096





Updated 9/26/2017

Item #	Description	Length (Feet)	Height (Inches)	Face Area (SQFT)	Permit Required (>48")	Fence Required (>40")	Preliminary Replacement Cost Estimate (excludes fence/guards)	Redi-Rock Preliminary Replacement Cost Estimate (excludes fence/guards)	Grade	Phase of Work	Notes	Photographs
1	Retaining Wall	150	26	325	No	No	n/a	n/a	Good	n/a	Modular block retaining wall with 11 different steps; includes cap stones; no rotating sections; Possible underground utility issues.	
2.A	Retaining Wall	160	35	467	Yes	Yes	\$35,000	n/a	Poor	1	Lower wood retaining wall, varies in height from 11" to 60", will need fence on section, deteriorated dead man and starting to rotate, soil erosion on downhill side of retaining wall, possible underground utility lines.	
2.B	Retaining Wall	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Poor	n/a	NOT COMMON ELEMENT PER Email on September 25, 2017.	
3	Retaining Wall	180	72	1,080	Yes	Yes	\$70,000	\$80,000	Poor	1	Wood retaining wall with shadow box fence, typically 72" tall but falls off to 0" at ends, several trees may need to be removed; wood timbers and deadman are deteriorated especially at the base of wall.	
4	Retaining Wall	70	30	175	No	Yes	\$15,000	\$25,000	Poor	1	Wood retaining wall at rear of residences, includes fences and individual stairs; the adjacent "block" planters have been excluded, varies in height from 21" to 33".	

5.A	Retaining Wall	65	55	298	Yes	Yes	\$23,000	\$55,000	Poor	1	Upper tier of wood retaining wall, deteriorated wood especially located at interlocking corners.	
5.B	Retaining Wall	57	62	295	Yes	Yes	\$22,000		Poor	1	Lower Tier of wood retaining wall, has dislodged membrane and a split rail fence in poor condition.	
6	Retaining Wall	62	28	145	No	Yes	\$10,000	n/a	Poor	1	Wood Retaining wall with deterioration to timbers and Deadman, especially towards the rear of the building and at the base of the wall.	
7	Retaining Wall	80	40	267	Possible	Yes	\$20,000	n/a	Fair-Poor	2	Wood retaining wall with shadow box fence, top course is deteriorated, sidewalk sections will have to be removed, possible electrical lines in vicinity. Fence is in poor condition.	
8	Retaining Wall	62	45	233	Possible	Yes	\$16,000	n/a	Poor	1	Wood retaining wall; approximately last 20 feet to be reset and additional Deadman added.	
9	Retaining Wall	95	70	554	Yes	Yes	\$37,000	n/a	Fair-Poor	2	Adjacent to building foundation, vegetation overgrowth needs to be trimmed back as it is undermining the stability of the fencing; deterioration to at least one deadman.	

10.A	Retaining Wall	330	40	1,100	Yes	Yes	\$90,000	\$210,000	Fair-Poor	2	Upper Wood Retaining wall with minimal observed deterioration, lots of vegetation may be obscuring condition. Sections have split Rail fencing or shadow box fencing on top with welded wire mesh.	
10.B	Retaining Wall	330	50	1,375	Yes	Yes	\$100,000		Fair-Poor	2	Lower wood retaining wall with minimal observed deterioration; residential fences and vegetation are concealing condition. Sections have split rail fence on top without wire mesh.	
11.A	Retaining Wall	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Poor	n/a	NOT COMMON ELEMENT PER BOARD MEETING ON September 5, 2017.	
11.B	Retaining Wall	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Fair	n/a	NOT COMMON ELEMENT PER BOARD MEETING ON September 5, 2017.	
12.A	Retaining Wall	92	55	422	Yes	Yes	\$30,000	\$65,000	Fair	2	Upper Wood Retaining Wall; no significant deterioration observed. Has a split rail fence with welded wire mesh which is unsound, however, due to the lack of foot traffic access, not necessarily a fall hazard.	
12.B	Retaining Wall	97	45	364	Yes	Yes	\$27,000		Fair-Poor	2	Lower Wood Retaining Wall, no significant deterioration observed. Has a split rail fence with welded wire mesh. Residents should be instructed not to pile yard debris against retaining wall.	

13	Retaining Wall	52	46	199	Possible	Yes	\$16,000	n/a	Fair	2	Brick Retaining Wall with a 35" tall metal fence. There are currently 4 vertical cracks running the height of the wall, this should be repointed and periodically checked for growth in cracks.	
14	Retaining Wall	235	69	1,351	Yes	Yes	\$95,000	n/a	Poor	1	Wood Retaining Wall with split rail/wire mesh fence. The retaining wall is rotating near parking spaces and bulging at the rear of the units.	
15	Retaining Wall	50	24	100	No	No	n/a	n/a	Good	n/a	Stone Retaining Wall, excludes adjacent wood retaining wall at front of unit which appears to be residential responsibility.	
16	Retaining Wall	70	38	222	Possible	Yes	\$15,000	n/a	Poor	1	Wood Retaining Wall which is deteriorated especially at the first course and the resident unit stairs, numerous trees to be removed, residential fencing and stairs will be disturbed.	
17	Retaining Wall	55	23	105	No	No	\$9,000	n/a	Poor	1	Wood Retaining Wall on the side of the building is rotating towards the sidewalk.	
18	Retaining Wall	75	56	350	Yes	Yes	\$25,000	n/a	Fair	2	Wood Retaining Wall with split rail fence; no significant deterioration observed.	

19	Retaining Wall	55	48	220	Yes	Yes	\$17,000	n/a	Fair-Poor	2	Wood Retaining Wall with split rail fence. Some deterioration at the end of the retaining wall which could be replaced. The fencing is deteriorated and does not have a wire mesh.	
20.A	Retaining Wall	150	36	450	Yes	Yes	\$40,000	n/a	Poor	1	Upper Tier of Wood Retaining wall, tree has dislodged wood members. Difficult location to access due to the horizontal slat fencing above and the incline/vegetation below; possible repair location?	
20.B	Retaining Wall	150	36	450	Yes	Yes	\$40,000	n/a	Fair-Poor	2	Lower Tier of wood retaining wall, is in difficult location to access due to fencing above and incline/vegetation below	
21	Fencing	750	96	6,000	Possible	n/a	See next Sheet	n/a	Fair	n/a	Horizontal Slat Fencing, typically located at edge of buildings, along Great Seneca Highway; some loose and missing board to be resecured/replaced; there are select areas with Graffiti painted on the exterior side.	
22	Fencing	285	96	2,280	Possible	n/a	See next Sheet	n/a	Fair	n/a	Shadow Box Style Fence, typically located at ends of streets; located along Great Seneca Highway; some loose boards/sections to be resecured/replaced.	

**AMBERFIELD HOA
CSG PROJECT #17-096
9/26/17**

Item	Amount*
WALL OPTION 1 - RETAINING WALL PRELIMINARY COST ESTIMATES SRW ONLY	
"Red" Walls	\$350,000
"Orange" Walls	\$331,000
"Yellow" Walls	\$71,000
Subtotal	\$752,000
WALL OPTION 2 - RETAINING WALL PRELIMINARY COST ESTIMATES Redi-Rock & SRW	
Walls 3,4,5,10,&12	\$435,000
Remainder SRW	\$375,000
Subtotal	\$810,000
RETAINING WALL FENCE OPTIONS PRELIMINARY COST ESTIMATES	
Aluminum Fence	\$150,000
Steel Fence	\$100,000
PERIMETER PRIVACY FENCE PRELIMINARY COST ESTIMATE	
Perimeter Fence Replacement	\$75,000

Items: 2.A, 3, 4, 5, 6, 8, 14, 16, 17, 20.A

Items: 7, 9, 10, 12.B, 19, 20.B

Items: 12.A, 13, 18

***The prices above do not include a recommended 10% contingency or Bidding, Preconstruction, or Construction Phase Services (which are estimated to be 15% of the average cost of construction)**

****Phase 1 items were selected based on their condition/grade and the possibility for structural damage if they were to fail**