

Bedford Park Homeowners' Association, Inc.



RESERVE STUDY

August 2022

Given the time since the last reserve study was completed in 2004 and the fact that the assets of Bedford Parc are now well over twenty-seven (27) years old, the Board of Directors made the decision in early 2022 to conduct another Reserve Study. Rather than enlist the services of an outside company to conduct the study, the Board decided to conduct the study internally relying on the expert, qualified opinions of various companies familiar with Bedford Parc. We are confident that the estimates provided are reasonable compared to others in their respective fields of expertise and that they are a reliable benchmark. It is worth noting that current economic conditions have made arriving at definitive costs difficult due to supply chains issues, rising material costs, labor shortages and general economic uncertainties. Therefore, it is reasonable to assume that the current costs provided more than likely will increase once the repairs are scheduled to begin. The Board would like to give a special thanks to Director Jerry Jarrett in charge of Property and Landscape who worked tirelessly to secure the cost estimates and organize them for this report.

Our goal in conducting this study was to get a clearer understanding of the present-day status of the Bedford Parc assets and the financial exposure of the HOA to address repairs and maintenance requirements currently and over the next two to five years. As a community, by comparing those estimated costs with the current monies set aside in Reserve, we should be better informed and know what to expect for continued contributions by members through association dues and/or if special assessments might be required.

Specifically, we have reviewed the following Bedford Parc assets: Brick Masonry Perimeter Walls, Prefabricated Perimeter Walls, Streets and Curbs, Alleys, Sidewalks, Entry and Exit Gates, Trees on Don Dodson Drive, Trees on Parkwood, HOA Irrigation System, Entry Security System and Park Fountain. Following are brief summaries of the asset inspections done by the respective companies.

Brick Masonry Perimeter Wall

Brick and Stone Master, an experienced, professionally qualified company that specializes in working with HOA's with maintaining and repairing perimeter walls, did a thorough inspection of our brick masonry perimeter wall. They physically inspected every panel of the wall and noted those repairs that they recommended need to be done now as top priority and those repairs that will require attention in two to five years. (See Exhibit A). Top priority repairs were quoted at \$47,655, and those repairs that need to be completed in two to five years were quoted at \$46,690.

Because of the scope of potential maintenance and repair issues, Mr. Jarrett also enlisted the services of Brick Doctor to review the brick masonry perimeter wall. Brick Doctor is a well-respected brick and masonry repair company with some 28,000 customers that has been serving the DFW area for over 36 years. Like Brick and Stone Master, Brick Doctor physically inspected every panel of the wall and noted the recommended repairs. Those repairs recommended as top priority within the next calendar year are priced at today's cost at \$49,742. Those repairs that need to be completed in two to five years were quoted at \$56,685. (See Exhibit B).

Prefabricated Perimeter Walls

The perimeter walls on the north and east sides of Bedford Parc are prefabricated concrete walls. Superior Concrete Fence of Texas, Inc. inspected the walls and have determined future repairs are undeterminable at the current time. The Total current repair costs are \$4,006. (See Exhibit C).

Streets, Curbs, Alleys and Sidewalks

Ziegler Construction, a local paving company, has been in business for 32 years. They specialize in all aspects of paving. Graham Shaw, their corporate officer in charge of Operations, is a Bedford Parc resident. Graham volunteered his services to physically inspect all surface areas of the streets and curbs, alleys and sidewalks. In general, Mr. Shaw has noted for streets and alleys over twenty-seven years old, ours are in good condition. It is evident that a certain number of repairs have previously been made, some better than others that need to be redone. Of particular importance now is the extreme shortage of concrete raw materials. Given the uncertainty of supply chain issues and product availability, Ziegler price quotes are valid for a short period. At today's prices, the costs to repair streets and curbs, sidewalks and alleys is approximately \$32,161. (See Exhibit D).

Entry and Exit Gates

Alpha Gate and Door Company was established in 2005. With 17 years of experience in all forms of specialized gate service, we believe they were an excellent choice to evaluate our current gate system. Terry Wooten, Alpha's Manager, personally inspected our gate system and acknowledged that although the gate system is over 20 years old, it is still intact, needs to be repainted and should last for the near future. Sometime in the future, the gates will need to be replaced but not now. At today's prices, Terry suggested that we might consider two specific repair/replacement options. To replace the four gate operators is estimated at \$19,941, and to install a new long-range reader would cost approximately \$7,772. The long-range reader is recent technology that would work with existing toll tags and would eliminate the current use of garage door openers. The Board is recommending that we budget for the near future to replace the gate operators and that we forego the installation of the long-range reader. (See Exhibit E). To follow up on Terry's suggestion, we have also included a current estimate to power wash and paint the entry and exit gates for a cost of \$2,300. (See Exhibit E).

Trees

The fifty-eight (58) Bradford Pear trees along Don Dodson and Parkwood have exceeded their useful, disease-free life and have become a safety issue. In addition, damaged trees falling on the brick wall have resulted in substantial repair costs. Initially, a meeting was held with The City of Bedford to discuss the specific city ordinance that serves as a guide for the removal/replacement of trees. Based on current zoning records for Bedford Parc, we are required to maintain a greenbelt around the neighborhood. The exception to that ruling is that it was discovered that there is a water utility line running underneath the trees along Parkwood, and we will not be required or permitted to replant those trees. Also, the Board is of the opinion there may still be an outstanding issue with the Parkwood trees. In the early stages of the Bedford Common project, final plans have not been developed regarding the widening of Parkwood Drive from Don Dodson to Bedford Road. If that were to occur, tree removal may be an issue as to who is to bear the cost. Considering these variables, the Board has opted to delay any tree removal on Parkwood until more Bedford Common plans are finalized. Following the meeting with the City of Bedford, several Board Members met with representatives from Smith Lawn and Tree, a local firm in business for twenty-five (25) years that has provided excellent service to Bedford Parc. Their resident certified arborists, Paul Preston and Glen Jennings, personally inspected all the trees in question; and their evaluation and cost proposal to remove/replace the Bradford trees in question is as follows: Trees on Don Dodson - \$30,499, Trees on Parkwood - \$44,680. (See Exhibit F).

HOA Irrigation System

Paul Preston, Account Manager with Smith Lawn and Tree, has overseen the maintenance of the HOA irrigation system for several years and was asked to give us a current evaluation. The useful life of PVC pipes in the system is hard to determine but it is safe to assume that 50 to 75 years is reasonable. Other components of the system have shorter lifespans. After reviewing the Bedford Parc system, Paul recommends for the short-term to add sprinklers and drip tubing to the park area and to replace two controllers. Over the next two to five years, there are 32 valves that need to be replaced. The total cost for these anticipated repairs is \$17,100. (See Exhibit G).

Entry Security System

In March 2018 Avigilon CCTV System with Video Recorder (See Exhibit H) was purchased and installed by Security Solutions of DFW. During this study, Mr. Ronald Ruegge, the Account Sales Manager, came to Bedford Parc and physically inspected the equipment; and his report is included in the above-mentioned Exhibit H. The cameras appear to be in excellent condition and should last another five to six years. Because the Appliance/Recorder is enclosed and subject to high heat, Mr. Ruegge suggested we include an estimate of \$3,000 to replace the unit within two to three years.

Park Fountain

A detailed analysis of repairs and maintenance over the past seventeen years was made, and it shows that on average about \$1,800 a year has been spent on the park fountain maintenance. No major repairs are anticipated so there is no estimate for Reserve Fund expenditures, but \$2,000 will be included in the operating budget for the near future.

Summary

The approximate cost (in today's dollars) of the Board's recommendations of repairs and/or replacement for this study and the recommended period to complete those repairs are as follows:

	Total	2022	2023	2024	2025	2026
	(\$000)					
Brick Masonry Perimeter Wall (Top Priority)	48		24	24		
Brick Masonry Perimeter Wall (2-5 Year Priority)	47		11	12	12	12
Prefabricated Perimeter Wall	4	4				
Streets, Curbs, Alleys & Sidewalks	32	10	12	10		
Entry & Exit Gates	23	3	10	10		
Trees on Don Dodson	30	30				
Trees on Parkwood	45		25	20		
Irrigation System	17	7	3	4	3	
Entry Security System	3		3			
Park Fountain	0					
Total	249	54	88	80	15	12

For a community twenty- seven years (27) old, Bedford Parc continues to be a highly desired place to reside in the Mid-Cities area. The secret to that success has been the careful attention to the upkeep and maintenance of the property. In order to continue in that tradition, it is the Board's opinion that necessary maintenance and repair issues should be dealt with expeditiously. It is our recommendation that the repairs noted above should be done as soon as practical in the recommended time frames shown. The funding for these repair costs should be derived from the Reserve account. It is further recommended that for the near future, the excess of operation income from the current dues in place over operating expenses should be set aside as Reserve Funds to replenish the funds spent on projected repairs. If this is accomplished, a significant amount of the Reserve Funds should be replenished without any changes to the current dues assessments.

In conclusion, we believe the efforts expended in putting this study together fairly and accurately reflect the current status of the Bedford Parc assets. We are collectively of the opinion that we should proceed cautiously and with good oversight to see that the recommended repairs are done in a timely fashion.

Respectively Submitted,

Directors, Bedford Parc HOA

Exhibit A

Brick Masonry Perimeter Wall

Brick & Stone Master



Start: Southwest Corner on Don Dodson Dr.	
Heading: West on Dod Dodson Dr.	
Ending: Entrance Bedford Cir.	
Columns	Panels
C1: Good	P1: Good
C2: Good	P2: Good
C3: Good	P3: Rebuild B
C4: Good	P4: Good
C5: Good	P5: Rebuild B
C6: Good	P6: Rebuild B
C7: Good	P7: Good
C8: Good	P8: Good
C9: Good	P9: Good
C10: Good	P10: 1J
C11: Good	P11: Good
C12: Good	P12: Rebuild A
C13: Good	P13: Rebuild A
C14: Good	P14: Rebuild B
C15: Good	P15: Good
C16: Good	P16: Rebuild A
C17: Good	P17: Rebuild A
C18: Good	P18: Rebuild A
C19: Good	P19: Rebuild A
C20: Good	P20: Rebuild A
C21: Good	P21: Rebuild B
C22: Good	P22: 2J
C23: Good	P23: Rebuild B
C24: Good	P24: Rebuild B
C25: Good and Stop	
Colum Repairs: 0	
Panel Rebuilds A: 7	
Panel Rebuilds B: 7	

Section 2

Start: Bedford Cir.

Heading: West on Don Dodson Dr.

Ending: Parkwood Dr

Columns	Panels
C1: Good	P1: Good
C2: Good	P2: Good
C3: Good	P3: Rebuild A
C4: Good	P4: Rebuild A
C5: Good	P5: 1J
C6: Good	P6: Rebuild B
C7: Good	P7: 2J
C8: Good	P8: Good
C9: Good	P9: 3J
C10: Good	P10: Rebuild A
C11: Good	P11: Rebuild A
C12: Good	P12: 1J
C13: Good	P13: 2J
C14: Good	P14: Good
C15: Good	P15: Good
C16: Top and 4C	P16: Rebuild A
C17: Good	P17: 2J
C18: Good	P18: Rebuild A
C19: Good	P19: Rebuild B
C20: Good	P20: Rebuild A
C21: Good	P21: Good
C22: Good	P22: Rebuild A
C23: Good	P23: Rebuild B
C24: Good	P24: 1J
C25: Good	P25: 2J
C26: Good	P26: 2J
C27: Good	P27: 1J
C28: Good	P28: 2J
C29: Good	P29: Rebuild A
C30: Good	P30: 1J
C31: Good	P31: Rebuild B
C32: Good	P32: Rebuild A
C33: Good	P33: 2J
C34 Good	P34: 2J
C35: Good and Stop	

Column Repairs: 1

Panel Rebuilds A: 10

Panel Rebuilds B: 4

Section 3

Starting: Parkwood Dr.

Heading: North on Parkwood Dr.

Ending: End of Development Near Bedford Rd.

Columns	Panels
C1: Good	P1: Good
C2: Good	P2: Rebuild A
C3: Good	P3: Good
C4: Good	P4: Rebuild B
C5: Good	P5: 2J
C6: Top and 12C	P6: 1J
C7: Good	P7: Rebuild B
C8: Good	P8: Rebuild A
C9: Good	P9: Good
C10: Good	P10: Rebuild A
C11: Good	P11: Rebuild B
C12: Good	P12: Rebuild B
C13: Good	P13: 2J
C14: Good	P14: Good
C15: Good	P15: Good
C16: Good	P16: Good
C17: Good	P17: Rebuild B
C18: Good	P18: 2J
C19: Good	P19: Rebuild A
C20: Good	P20: Rebuild B
C21: good	P21: Good
C22: good	P22: 2J
C23: good	P23: Good
C24: Good	P24: 1J
C25: Good	P25: Good
C26: Good	P26: 1J
C27: Good	P27: Rebuild B
C28: Good	P28: 1J
C29: Good	P29: 1J
C30: Good	P30: 1J
C31: Good	P31: 2J
C32: Good	P32: 1J
C33: Good	P33: 2J
C34: Good	P34: 1J
C35: Good	P35: Rebuild B
C36: Good	P36: 2J
C37: Good	P37: 2J
C38: Good	P38: Rebuild A
C39: Good	P39: Good

C40: Good	P40: Good
C41: Good	P41: Good
C42: Good	P42: Good
C43: Good	P43: Good
C44: Good	P44: 1J
C45: Good	P45: 1J
C46: Good	P46: Rebuild B
C47: Top and 14C	P47: Rebuild B
C48: Good	P48: Rebuild B
C49: Good	P49: Good
C50: Good	P50: Good
C51: Good	P51: 1J
C52: Good	P52: 2J
C53: Good	P53: 1J
C54: Good	P54: Good
C55: Good	P55: 1J
C56: Good	P56: 1J
C57: Good	P57: 2J
C58: Good	P58: 1J
C59: Good	P59: 1J
C60: Good	P60: 1J
C61: Good	P61: 2J
C62: Good	P62: 1J
C63: Good	P63: Good
C64: Good	P64: 1J
C65: Good	P65: Rebuild B
C66: Good	P66: 2J
C67: Good	P67: Good
C68: Good	P68: 2J
C69: Good	P69: 1J
C70: Good	P70: 1J
C71: Good	P71: Good
C72: Good	P72: Good
C73: Good	P73: Good
C74: Good	P74: Good
C75: Good	P75: Good
C76: Good	P76: Good
C77: Good	P77: Good
C78: Good	P78: Good
C79: Good	P79: Good
C80: Good and Stop	
Columns Repairs: 2	Panel Rebuilds A: 5
	Panel Rebuilds B: 12



Column Repairs: 3

Totals

Panel Rebuilds A: 22

Panel Rebuilds B: 23

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Key For Site Plan

Red - Column Repairs Remove top and designated brick courses

Blue - Rebuild A Panels that need to be rebuilt now. (Top Priority)

Highlighted- Rebuild B Panels that will need attention 2

- 5 years

**Black - i.e. 2J Amount of deterioration on panel
coursing mortar**

Exhibit B

Brick Masonry Perimeter Wall

Brick Doctor

Wayne Ward

From: Jerry Jarrett <jerry.jarrett1@gmail.com>
Sent: Friday, July 29, 2022 5:05 PM
To: wayne ward
Subject: Fwd: Estimated Cost Projections per July 2022 Assessment Letter

Here you go

Sent from my iPhone

Begin forwarded message:

From: Michael Pruett <mpruett@brickdr.com>
Date: July 29, 2022 at 4:41:25 PM CDT
To: Jerry Jarrett <jerry.jarrett1@gmail.com>
Cc: Liesl Burks <liesl@brickdr.com>
Subject: Estimated Cost Projections per July 2022 Assessment Letter

Jerry,

Per my recent Bedford Parc HOA Brick Screening Wal Assessment Letter, following are my cost projections to repair cracked and eroded mortar joints and some minor areas of loose brick (quantities under 10 pcs re-laid). The work is grouped into categories as listed below, with their respective projected future completion dates also shown. Pricing for future dates increases modestly from current dates to account for some anticipated inflation. Eroded joint quantities were converted to linear feet dimensions for ease of calculation.

Repairs will be performed as follows: grind-back affected mortar joints to a common depth of 5/8", sweep and rinse joints clean and then repoint joints using new off white-colored mortar of a reasonable match to existing. Completed repairs acid washed as needed.

<u>Category</u>	<u>Recommended Start</u>	<u>Qty. (L.F. Joints)</u>	<u>Estimated Cost</u>
Very Poor/Poor	Next calendar year	Estimated in Assessment Letter	
Poor/Fair	Next 2 years	1,130 LF	4520
			26,197
Fair/Good	Next 2-3 years	4,763 LF	25,968
			<hr/>
Good/Very Good	Next 4 years	4,328	\$ 56,685
Excellent	Next 5 years	10 voids	
	Incl. any year, N/C		

I trust the enclosed information will prove useful. Please do not hesitate to call me with any questions you may have. I can be reached at my cel number below during normal business hours.

Best regards,

Michael A. Pruett
Sr. Project Mgr.
Brick Doctor Corp.



Brick Doctor Corp. • 5706 Airport Freeway • Haltom City, Texas 76117 • Metro (817) 540-1800

Bedford Parc HOA
Attn: Jerry Jarrett
2321 Bedford Circle
Bedford, TX 76021

On July 14, 2022, the Undersigned walked the exterior of the brick screening fence which runs along the south and west sides of the Bedford Parc HOA community. This fence is comprised of brick columns of two sizes (aka, "posts") and panels. The fence is one brick in thickness, which is commonly termed a "thin wall" fence, which was developed as a screening wall during the 1980s by Acme Brick Co. Most thin walls contain steel joint reinforcement wire placed in the horizontal mortar joints of both the posts and panels as the work progresses. Many thin walls also feature a shallow concrete support beam beneath the panels and concrete grout at the post cores (to aid against wind loads). The Bedford Parc HOA fence appears to only contain horizontal joint reinforcement wire every 5th row. The post cores appear to only contain the mortar which naturally fell into the post core during original construction (but also could have been intentionally "slushed"-in-place as the work progressed in an effort to solidify the post cores). Many posts are therefore bowed and some are loose.

During said 7/14/22 visit, the fence was examined for loose brick/loose wall sections, exposed, extruding steel joint reinforcement wire (a hazard to passers-by and liability for the HOA), and deteriorated and cracked mortar joints. Generally speaking, the extent of damage observed on one side of a thin wall brick fence is mirrored on the opposite side. Therefore, this Assessment assumes what was observed from the front/outside of the fence holds true at the back/alley side, and is priced accordingly. The fence was viewed beginning at the far east end of the fence where it abuts an adjacent concrete screening fence, then traveling west and then north to the far NW corner of the community.

In an effort to most readily identify a given repair location on the fence, each panel has been numbered in the upper left corner of the panel using a permanent marker (see inset photo). The Assessment was subsequently documented on the attached Field Notes in the sequential order in which the objects occurred ("Bold column, panel, [small] column, etc")., and were graded by the Undersigned based upon the current visual appearance of the mortar joints and the durability of the fence when physically shaken by hand.

Because this thin wall has a concrete support beam beneath the panels, the fence is in an overall fairly good condition and is currently performing adequately. Several areas were observed where there are loose brick in the posts and/or panels. These areas,

along with a few areas of exposed and rusted joint reinforcement wire pose the most immediate need for repair attention, as they pose a potential safety risk if the brick here should break loose and topple. The fence has been graded as follows:

- E - Excellent - repairs needed within 5 years
- G/VG - Good/Very Good - repairs needed within 4 years
- F/G - Fair/Good - repairs needed within 2-3 years
- P/F - Poor/Fair - repairs needed within 2 years
- Very Poor/Poor "*" - repairs needed within next calendar year

Other notes:

- "C" - cracks X total footage that post/panel (both sides added together).
- "V" - void/hole in mortar joint.
- "Det. Jts." - deteriorated mortar joints X square footage (exterior only).
- "Smears" - mortar smears a from previous repairs.
- Cast Col. - the columns/posts at main entry are partial/all cast stone material.

All pricing is estimated and not a quote, with the exception of the few "very poor/loose" areas, of which are listed herein. (These prices will be honored for 45 days from the date of this Assessment, and will require a formal proposal from Brick Doctor should Bedford Parc HOA wish to engage us in the correction of same). It is noteworthy that approximately 1/3 of the fence is backed by a brick retainer wall, which hinders ready access to brick repairs where the retainer wall occurs. Therefore, the cost for repairs at this portion of the wall will cost more than where the wall is the same height at front and back of the wall. Furthermore, heavy foliage at the west side of the community would need to be cut-back and removed by Bedford Parc HOA prior to commencement of brick repairs along that section.

Estimated Prices:

Panel # Scope Price

- #12 Top 2' loose + 80'C \$2191
- #13, C, #14 Rebuild 2 panels/1 post \$7773
- #72 (ret. Wall here) Rebuild 1 panel \$5427
- #88, C, #89, C, #90 Rebuild 3 Panels/2 posts \$11,464
- #107, C, #108, C, #109 Rebuild 3 Panels/2 Posts \$11,464
- #114 Vehicle damage lower 2' panel \$2654
- C, #125, C, #126 Rebuild 2 Panels/2Posts \$8769

} \$ 49,142

Bulk Pricing of \$5000 or more will receive a 2% Discount

- Cracks at adjacent panels/brick cols): \$4.00/foot, with 250 foot minimum (\$1000), or minimum \$500 additional work.
- Cracks: (cast columns): \$8.00/foot, with min. \$500 additional work.
- Det. Jts: \$12/sq. ft., with min. \$500 additional work.

Where brick are loose, Brick Doctor will strive to salvage and re-lay all whole sound brick, which will reduce costs and expedite work (mortar debris and reinforcement wire will be discarded off-site). Cracks will be ground-back to a common depth of 5/8", swept and rinsed clean and then repointed using off-white mortar. Any new brick and new mortar will both be of a reasonable match to existing. Joint reinforcement wire will be

incorporated into all rebuilt posts and panels, with wet concrete poured into rebuilt post cores. Completed repairs will be washed as needed.

About the Undersigned: The Undersigned was trained and supervised firsthand by the Acme engineers in thin wall design and construction implementation in 1985 and has 37 years experience assessing and repairing this type fence; therefore, this assessment is viewed through the lens of "original design vs. existing" and as an experienced, professional opinion. At Brick Doctor Corp, are not engineers; however, the recommendations offered herein should easily withstand any scrutiny offered by a professional engineer as regards the basic details and repair recommendations offered herein.

Respectfully,

A handwritten signature in black ink that reads "Michael A. Pruett". The signature is written in a cursive, flowing style.

Senior Project Manager
Brick Doctor Corp.

Sketch Legend

- C - cracked/deteriorated/mismatched mortar
- L - relay loose/missing/shifted brick/stone
- PB - patch broken/damaged brick
- PF - patch damaged foundation
- RB - replace broken/damaged brick
- SC - proposed sanded caulk joints
- V - repair voids/holes in mortar
- CJ - proposed new control joint
- XCJ - existing control joint to recaulk



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Job Information

Name Bedford Parc HOA
 Street 2321 Bedford Circle
 City Bedford, TX
 Manager Michael Date 7/14/22
 Page No 1 of 9

- BC - OK (E)	E
1 - P - 2V	G
- BC - 40V/4'c	G
2 - P - 40'c	FG
- C - E	E
3 - P - 60'c	P
- BC - 20V	VG
4 - P - 10V	VG
- C - OK	E
5 - P - 100'c	P/F
- C - 4'c	G
6 - P - 40'c	G
- C - smears	G
7 - P - OK	E
- BC - OK	E
8 - P - OK	E
- C - 8'c	VG
9 - P - OK	E
- C - 8'c	G
10 - P - 80# Det. Jts	F
- C - OK	E
11 - P - OK	E
- BC - 4# Det Jts	VG
12 - P - Top 2' Loose + 80'c	VP *
- C - OK	G
13 - P - 100'c	} LOOSE VP *
- C - Bowed	
14 - P - 100'c	}
- C - OK	
15 - P - OK	G
- BC - 20V	E
16 - P - 30# Det Jts + 80'c	G
- C - OK	P
17 - P - 40# Det Jts / Loose	VP *
- C - OK	G

Excellent
 Good / Very Good
 Fair / Good
 Poor / Poor / Fair
 Very Poor *

Sketch Legend

- C - cracked/deteriorated/mismatched mortar
- L - relay loose/missing/shifted brick/stone
- PB - patch broken/damaged brick
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- SC - proposed sanded caulk joints
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- XCJ - existing control joint to recaulk



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Job Information

Name Bedford Parc HOA
 Street 2321 Bedford Circle
 City Bedford
 Manager Michael Date 7/14/22
 Page No. 2 of 9

- 18-P - 100'c + 4# det jts P
 - C - 8'c F/G
- 19-P - 100'c F/G
 - BC - 2# det jts G
- 20-P - 100'c (exposed wire) P
 - C - 10'c F/G
- 21-P - 100'c F/G
 - C - OK E
- 22-P - 100'c F/G
 - C - OK E
- 23-P - 80'c + 15# det jts F/G
 - BC - 4'c + 2# det jts G
- 24-P - 48'c + 4# det jts F/G
 25-C - 8'c F/G
- 25-P - 48'c + 4# det jts
 - Cast Col - 20V + 2 miss. soaps G
- 26-P - "L"; Partial Cast - 50'c / 50V G
 - Cast Col - 5V E
- 27-P - "L"; Partial Cast - 50'c / 100V - G
 - Cast Col. (10'h) - OK E
- 28-P - (8'h) - 20V VG
 - Cast Col (10'h) - 20'c / 1-2 V F/G
- 29-P - (7'h) - OK E
 - Cast Col - 15'c G
- 30-P - (7'h) - 20'c VG
 - Cast Col [Gate] - OK G
 Man Gate - East
 - Cast Col - 2-5V VG
 EAST SIDE GATE
 - Island Cast Col - 10'c G
- 31-SIGN WALL - 20V VG
 - Island Cast Col - 10'c G

Sketch Legend

- C - cracked/deteriorated/mismatched mortar
- L - relay loose/missing/shifted brick/stone
- PB - patch broken/damaged brick
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Job Information

Name Bedford Parc HOA
 Street 2321 Bedford Circle
 City Bedford
 Manager Michael Date 7/14/22
 Page No. 3 of 9

[WEST SIDE GATE]

- | | |
|----------------------------|-------|
| BC - Cast Col - 20'c | F/G |
| Man Gate W) | |
| BC - Cast Col - 20'c | F/G |
| 32 P 10V | VG |
| BC - Cast Col. - 0K | E |
| 33 - P - 20V | VG |
| BC - Cast Col 10'c/2V | VG |
| 34 - P - 5V | E |
| BC - Cast Col (10'h) - 10V | VG |
| 35 - P - 150'c/40V | - F/G |
| BC - Cast Col (10'h) - 5V | VG |
| 36 - P - 2-4LB/30'c | G |
| BC - Cast Col - 8'c/2V | G |
| 37 - P - 0K | E |
| C - 0K | E |
| 38 - P 0K | E |
| BC - 0K | E |
| 39 - P 120'c | D |
| C - 10'c | G |
| 40 - 100'c | F |
| C - 0K | E |
| 41 - 80'c | F/G |
| C - 4'c | G |
| 42 - 72'c | G |
| BC - 0K | E |
| 43 - 72'c + 8sqft det jts | F/G |
| C - 6'c | G |
| 44 - 0K | E |
| C - 2RB (Base) + 4'c | F/G |
| 45 - 100'c | F |
| C - 12'c | F/G |
| 46 - 120'c | F |
| BC - 10'c | G |
| 47 - 80'c | F/G |

Sketch Legend

- C - cracked/deteriorated/mismatched mortar
- L - relay loose/missing/shifted brick/stone
- PB - patch broken/damaged brick
- PF - patch damaged foundation
- RB - replace broken/damaged brick
- SC - proposed sanded caulk joints
- V - repair voids/holes in mortar
- CJ - proposed new control joint
- XCJ - existing control joint to recaulk



These sketches are the property of Brick Doctor, and may not be reproduced without permission.

Job Information

Name Bedford Parc HOA
 Street 2321 Bedford Circle
 City Bedford
 Manager Michael Date 7/14/22
 Page No. 4 of 9

C -	OK	F
48 - P	50'c	G
C -	OK	M
49 - P	80'c	G
C -	4'c	G
50 - P	30'c	G
BC -	OK	VG
51 - P	smears/30V/30'c	F/G
C -	10'c	G
52 -	100'c	F/G
C -	OK	E
53 -	80'c	F/G
C -	OK	E
54 -	150'c	F/G
BC -	20'c / 8 ^{sq} FT. det jts	F/G
55 -	70'c	G
C -	10'c	G
56 -	70'c	G
C -	10'c	G
57 -	36'c	G
C -	10'c	G
58 -	100'c / exposed wite	F/P
BC -	10V	G
59 -	100'c / 50V	F/G
C -	10'c	G
60 -	50'c	G
C -	4'c	G
61 -	80'c	G
C -	OK	VG
62 -	80'c	G
BC -	OK	M
63 -	72'c / smears	G
C -	OK	G
64 -	72'c	G
C -	8'c	G

Sketch Legend

- C - cracked/deteriorated/mismatched mortar
- L - relay loose/missing/shifted brick/stone
- PB - patch broken/damaged brick
- PF - patch damaged foundation
- RB - replace broken/damaged brick
- SC - proposed sanded caulk joints
- V - repair voids/holes in mortar
- CJ - proposed new control joint
- XCJ - existing control joint to recaulk



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Job Information

Name Bedford Parc HOA
 Street 2321 Bedford Circle
 City Bedford
 Manager Michael Date 7/14/22
 Page No. 5 of 9

65 P - 100'c	F/G
C - 2'c	G
66 P - 36'c	G
BC - 8'c	G
67 P - } B.D. 2022	VG
C - }	E
68 P - S	VG
C - OK	G
69 P - 36'c/smeats	G
C - 15'c	G
70 P - 72'c	G
BC - (Corner @ Park wood) - 10'c / 20V	- G
71 P - OK	E
C - OK	E
72 P - 400'c	P/VP * - ish
C - OK	E
73 P - OK	E
C - 80'c - bowed	F
74 P - 100'c	F/P
BC - 40'c / 10V	G
75 P - 100'c / 50V	- G/F
C - 20'c	F
76 P - 200'c / exposed wire	- F
C - 40'c	F
77 P - 120'c	F
C - 40'c	F
78 P - 240'c	P/VP
BC - 20'c	F/G
79 P - OK	E
C - 30'c	F/G
80 - 120'c	F
C - 40'c	F/P
81 - P - 80'c	F/G
C - 30'c	F/G
82 - P - 30'c	F/G

side walk ends here

Sketch Legend

- C - cracked/deteriorated/mismatched mortar
- L - relay loose/missing/shifted brick/stone
- PB - patch broken/damaged brick
- PF - patch damaged foundation
- RB - replace broken/damaged brick
- SC - proposed sanded caulk joints
- V - repair voids/holes in mortar
- CJ - proposed new control joint
- XCJ - existing control joint to recaulk



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Job Information

Name Bedford Parc HOA
 Street 2321 Bedford Circle
 City Bedford
 Manager Michael Date 7/14/22
 Page No. 7 of 9

101	C	-	12'c	G
	P	-	72'c	G
	G	-	20'c	G
102	P	-	36'c	G
	BC	-	OK	VG
103	P	-	30'c	G
	G	-	20'c	F/G
104	P	-	72'c	G
	C	-	20'c	F/G
105	P	-	80'c/det jts/exp. wire	F/G
	C	-	30'c	F
106	P	-	100'c	G
	BC	-	10'c	G
107	P	-	72'c	} LOOSE.
	C	-	20'c	
108	P	-	72'c	} P/VP *
	C	-	30'c	
109	P	-	100'c	
	C	-	30'c	P
110	P	-	70'c	F/G
	BC	-	4# det jts	G
111	P	-	72'c	G
	C	-	20'c	F/G
112	P	-	20V/36'c	G
	C	-	40'c	F
113	P	-	100'c	G
	C	-	20'c	G
114	P	-	Lower 2' - vehicle damage (bowed-out)	P/F
	BC	-	8# det jts	G
115	P	-	100'c	F/G
	C	-	10'c	G
116	P	-	150'c	F/P
	C	-	20'c	F/P
117	P	-	100'c (ants)	F/G
	C	-	20'c	G

Sketch Legend

- C - cracked/deteriorated/mismatched mortar
- L - relay loose/missing/shifted brick/stone
- PB - patch broken/damaged brick
- PF - patch damaged foundation
- RB - replace broken/damaged brick
- SC - proposed sanded caulk joints
- V - repair voids/holes in mortar
- CJ - proposed new control joint
- XCJ - existing control joint to recaulk



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Job Information

Name Bedford Parc HOA
 Street 2321 Bedford Circle
 City Bedford
 Manager Michael Date 7/14/22
 Page No. 8 of 9

118 P -	80'c	F/G		
BC -	10'c	G		
119 P -	100'c	G		
C -	20'c	G		
120 P -	72'c	G		
C -	10'c	G		
121 P -	72'c	G		
C -	10'c	G		
122 P -	100'c	F/G		
BC -	10'c	G		
123 P -	48'c	G/VG		
C -	OK	G		
124 P -	100'c	F		
C -				
125 P -	} 300'c	} P/VP		
C -			40'c	LOOSE
126 P -			100'-200'c	
BC -	OK	G		
127 P -	200'c	F/G		
C -	30'c	F/G		
128 P -	36'c	G		
C -	20'c	G		
129 P -	72'c	G		
C -	20'c	G		
130 P -	200'c	F/G		
BC -	20'c	F/G		
131 P -	200'c	F/G		
C -	OK	G		
132 P -	72'c	G		
C -	12'c	G		
133 P -	72'c	G		
C -	30'c	G		
134 P -	36'c	G		
BC -	30'c	F/G		
135 P -	100'c	F/G		

Sketch Legend

- C - cracked/deteriorated/mismatched mortar
- L - relay loose/missing/shifted brick/stone
- PB - patch broken/damaged brick
- PF - patch damaged foundation
- RB - replace broken/damaged brick
- SC - proposed sanded caulk joints
- V - repair voids/holes in mortar
- CJ - proposed new control joint
- XCJ - existing control joint to recaulk



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Job Information

Name Bedford Parc HOA
 Street 2321 Bedford Circle
 City Bedford
 Manager Michael Date 7/14/22
 Page No. 9 of 9

C -	10'c	G
136 P -	72'c	G
C -	OK	F/G
137 P -	50'c	G
C -	12'c	G
138 P -	100'c	F/G
BC -	10'c	G
139 P -	72'c	G
C -	10'c	G
140 P -	36'c	G/VG
C -	10'c	G/VG
141 P -	72'c	G
C -	12'c	G
142 P -	36'c	G/VG
BC -	10'c	G
142 P -	36'c	G
C -	OK	G
143 P -	24'c	VG
C -	10'c	G
144 P -	36'c	G
C -	10'c	G
145 P -	36'c	VG
BC -	OK	VG/E
-(Service Gate)		
BC -	OK	E
146 P -	100'c	VG
C -	OK	VG
147 P -	80'c	VG
BC -	OK	VG
148 (Drain here) -	3 LB	F/G
BC -	OK	VG

END of Fence
(N. W. Corner)

Exhibit C

Prefabricated Perimeter Wall

SUPERIOR CONCRETE FENCE OF TEXAS, INC.

1203 Raider Drive, Euless, Texas 76040
2020 Hwy 171 North, Cleburne, Texas 76033
Phone: 817-277-9255 Fax: 817-261-0194

RESIDENTIAL ESTIMATE

Estimate Date: July 8, 2022
Project Name: 2321 Bedford Circle - Bedford Park HOA - Repair #3
Project Location: 2321 Bedford Circle
Bedford, TX

Billing Address:
Bedford Park HOA
1264 Harwood Road 150
Bedford, TX 76021

Contact: Jerry Jarrett
E-Mail: jerry.jarrot1@gmail.com
Phone #: Cell (817) 994-3631

Product: Superior Brick - White - 8' Fence Repair

Description	Qty	Units	Unit Price	Price
Superior 10' Line Post(s) - SB White	3	Each	\$199.50	\$598.50
Superior Panel(s) - SB - White	1	Each	\$44.10	\$44.10
Superior Panel Cap(s) - SB - White	1	Each	\$35.44	\$35.44
Superior Line Post Cap(s) - SB White	6	Each	\$21.26	\$127.56
Labor -Remove and replace 3 line post, 6 line caps and Install 1 new panel and 1 panel cap			\$2,755.50	\$2,755.50
Delivery			\$175.00	\$175.00
Haul Off			\$175.00	\$175.00
Sales Tax			8.2500%	\$95.34

Total Price: \$4,006.44

Due on signing
Due upon receipt of invoice

\$2,003.22
\$2,003.22

Kyle Wilson / V. S.

Kyle Wilson
Sr. Vice President - Operations

July 8, 2022

Date

Name
Signature and Title

Date

I acknowledge that all information on this bid is correct and that I have read and understand all General Notes and Bid information. (Sign, then Print Name and Title)

Approvals

Accounting
Management

SUPERIOR CONCRETE FENCE OF TEXAS, INC.

1203 Raider Drive, Euless, Texas 76040
2020 Hwy 171 North, Cleburne, Texas 76033
Phone: 817-277-9255 Fax: 817-261-0194

RESIDENTIAL ESTIMATE

General Notes:

1. Material will take four to six weeks after receipt of order and deposits if required.
2. Existing components exposed to weather, sun light and other environmental changes may fade or retain dirt; therefore, new parts will have a similar color to the existing, but will not match exactly (Color will be matched as close to the wall as possible.)
3. Bid needs to be signed and faxed back to Repairs department @ 817-261-0194 or email to:repairs@concretefence.com.

Material will not be ordered until we have received a signed bid and any required payments are received.

4. ALL MATERIAL ONLY ORDERS WILL BE SHIPPED COMMON CARRIER FREIGHT TRUCKS. IT IS THE RESPONSIBILITY FOR PURCHASER TO PROVIDE MANPOWER AND/OR EQUIPMENT NEEDED TO UNLOAD MATERIAL. LIFT GATES CAN BE ARRANGED BY REQUEST.

5. SOME TEXTURES COME IN DIFFERENT SIZE AND LENGTH. FOR ALL MATERIAL ONLY ORDERS, IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY SPECIFIC LENGTH AND WIDTH TO SUPERIOR CONCRETE'S REPRESENTATIVE TO BE SURE THE CORRECT MATERIAL IS SHIPPED.

6. FOR CUSTOMER'S PICKING UP MATERIAL, SUPERIOR SHIPPING DEPARTMENT CLOSSES AT 3:00 P.M MONDAY THROUGH FRIDAY.

7. ANY CHANGES TO ORDERS MUST BE DONE 48 HOURS PRIOR TO PICK UP SO COST ADJUSTMENTS CAN BE MADE THROUGH REPAIR DEPARTMENT ACCOUNTING

8. SUPERIOR-STONE™, SUPERIOR-BRICK™, SUPERIOR-FENCE™, SUPERIOR-WOOD™ and SUPERIOR-RAIL™ are licensed trademarks of Superior Concrete Products, Inc.

9. Product made in the USA by a NPCA Certified Plant.

10. Bid estimates are good for 30 days from date executed.

11. Check or credit cards will be accepted. Please make checks payable to Superior Concrete Fence & Supply.

Approvals

Accounting Management

Exhibit D

Streets, Curbs, Alleys & Sidewalks

ZIEGLER CONSTRUCTION, INC.

"Excellence By Experience"
P.O. Box 1850, Euless, TX, 76039
(817)267-5500(o) (817)267-5501(f)
Proposal and Contract

TO: **Bedford Park HOA**
2408 Bedford Circle
Bedford, Texas

DATE: July 11, 2022
TELE: 817/271-4176
EMAIL: directors@bedford-parc.com

ATTN: **Wayne Ward**

ZIEGLER CONSTRUCTION, INC. hereinafter called the Company, offers to furnish all labor, equipment and materials necessary to complete the following described work and/or improvements at the following location:

Same as above.

Item 1: Concrete Paving Repairs. 15 Areas 1,899 Sqft with 49 Lf Curb.

Saw cut defined areas per attached drawing. Excavate to a depth of 6" and remove debris from site. Compact existing sub grade by mechanical compactor and fine grade to produce uniform thickness. Drill and dowel into surrounding edges and reinforce with #3 rebar at 18" on centers each way. All reinforcement shall be held securely above the sub grade. Fill cavity with 6" of 4,000 P.S.I. concrete and trowel to a broom finish. Saw cut control joints as necessary. *Based on 6" removal and replacement. If existing thicker, will be additional charge.

Item Total: \$22,326.00

Item 2: Concrete Sidewalk Repairs. 10 Areas 167 Sqft.

Saw cut defined areas per attached drawing. Excavate to a depth of 4" and remove debris from site. Compact existing sub grade by mechanical compactor and fine grade to produce uniform thickness. Drill and dowel into surrounding edges and reinforce with #3 rebar at 18" on centers each way. All reinforcement shall be held securely above the sub grade. Fill cavity with 4" of 4,000 P.S.I. concrete and trowel to a broom finish.

Item Total: \$ 3,072.00

Item 3: Concrete Curb Repairs. 11 Areas 83 Lf.

Saw cut defined curbs per attached drawing. Remove existing curb and pavement to a depth of 6". Drill and dowel into existing paving and reinforce with #3 rebar at 18" on center. Re-pour curbs with 4,000 P.S.I. concrete and trowel to a broom finish. Saw cut control joints as necessary.

Item Total: \$ 4,092.00

Item 4: Brick Paver Repairs with Cement Treated Base. 2 Areas 32 Sqft.

Remove brick pavers and store on site. Mix existing failed sub base with 6% (40 pounds per square yard) Portland cement and water. Compact and fine grade with mechanical compactor. Install washed sand leveling course. Re-install existing pavers.

Item Total: \$ 592.00

Item 7: Random Crack Sealing. 46 Areas 396 Lf.

Clean random cracks, as necessary, per attached site map. Seal with cold pour, one-part gray sealant.

Item Total: \$ 2,079.00

Project Total: \$32,161.00

NOTE: Permits, inspections and/or lab fees, if required, at additional cost.

Payment to be made: Net 10 days.

This proposal is valid for five (5) days. Above work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above involving extra costs will be executed only upon written change order and will become an extra charge over and above the contract amount.

RESPECTFULLY SUBMITTED:


Graham Shaw

ACCEPTANCE: If the foregoing meets with your acceptance, please sign and return a copy. Upon acceptance it is understood that the foregoing, including the terms and conditions attached hereto will constitute a full and complete agreement between us.

Accepted: _____

Date: _____

ZIEGLER CONSTRUCTION, INC.

Terms and Conditions.

1. ***Any deviation or modifications from the specifications of this contract and/or incidental work requested shall be set forth in writing and signed by both parties prior to completion.***
2. ***Company will carry Workmen's Compensation and Accident Insurance covering our employees and Public Liability and Property Damage Insurance covering our Customers.***
3. ***This proposal expires fifteen (15) days from the date of proposal but may be accepted at any later date at the sole option of the Company.***
4. ***Company shall not be responsible for any damage to or deterioration of any of our work, whether completed or in progress, resulting from any causes beyond our control.***
5. ***Company is not liable for and shall be held harmless for any damage to utilities, irrigation systems or any other items buried less than twelve inches (12") under the surface or located within the prescribed working depth of this contract.***
6. ***Company is not responsible for removing vehicles from work areas. Company will give Customer advance notice and vehicles shall be moved at Customer's expense.***
7. ***Duration of warranty will be in effect, as specified on contract, and remain in effect for that period under normal use excluding unusual abuse or neglect, or resulting from any causes beyond our control.***
8. ***Company is not responsible for ponding on grades of less than .75% slope.***
9. ***All saw cutting and concrete removals are based on standard six inch (6") penetration.***
10. ***In most instances, construction permits by municipalities are not required and therefore are not included as a part of this proposal.***
11. ***Terms of Payment. Final and complete payment for all work performed under this contract shall be made within ten (10) business days of completion, and/or receipt of invoice or as otherwise stated on the contract. Interest at the rate of eighteen percent (18%) per annum shall be charged to your account and paid to Company on any and all unpaid balances from the due date to the date of receipt of payment. Reasonable Attorney's fees and cost of collection shall also be charged you and paid to Company if incurred by us.***

Bedford Circle South		Linear Feet	Square Feet
2209			
2205			
2201	6' curb, 8'Curb	14	
2200			6'x8' Repair 48
2473	15' curb	15	
2468	3' curb	3	
2469			
2464			7'x40' Repair 280
2465	20' curb	20	15'x20' Repair 300
2461	4' curb	4	
Bedford Circle West			
2457	4' curb	4	
2453			
2449	8' curb	8	
2445			
2441			
2437			
2433	7' curb	7	7'x8' Repair 56
2429			
2425			
2421			
2417			
2413			
2409			
2405			
2401			
Bedford Park North			
2337			
2333			
2329			
2325	4' curb	4	
2321			
2317			
2313	crack in curb		
2309			
2305	8' curb	8	
2301			

Bedford Parc Streets & Curbs

File: StrtRes

			Linear Feet	Square Feet
Bedford Circle East				
	2261	10' curb, 3' curb	13	
	2257			
	2253			
	2249			
	2245			
	2241			
	2236			
	2237			
	2232			
	2233			
	2228			
	2229			
	2224	22' curb	22	
	2225			
	2220			
	2221			
	2217			
	2213			
Bedford Circle Entry East				
Bedford Circle Exit West				
Bedford Circle Entry West				
Cachelle Court				
	2208			
	2212			
	2216			
	2220			
	2224			
	2228	10' curb	10	
	2232			
	2236			
	2240			
Total linear Feet-Curbs			132	
Total Square Feet-Repairs				1,178

Bedford Parc Alleys

File: StrtRes

**Bedford Circle South
Outside**

	Linear Feet	Square Feet
2209	Good Shape	
2205	Good Shape	
2201	Good Shape	
2473	Good Shape	
2469	Good Shape	
2465	Good Shape	
2461	Good Shape	

**Bedford Circle West
Outside**

2457	Good Shape	
2453	Good Shape	
2449	Good Shape	
2445	Good Shape	
2441	Good Shape	
2437	Good Shape	
2433	Good Shape	
2429	Good Shape	
2425	Good Shape	
2421	Good Shape	
2417	Good Shape	
2413	Good Shape	
2409	Good Shape	
2405	Good Shape	
2401	Good Shape	

**Bedford Circle North
Outside**

2337	Cracks noted Side & Back	
2333		
2329		
2325	6x12 Repair Future	72
2321		
2317		
2313		
2309		
2305		
2301	Large Space Drive/Alley	

Bedford Parc Alleys

File: StrtRes

		Linear Feet	Square Feet
Bedford Circle East Outside			
2261	4x4 Repair Future		16
2257			
2253			
2249	4x4 Repair		16
2245			
2241	4x4 Repair		16
2237			
2233			
2229	12' CF	12	
2225	10' CF	10	
2221	4x4 Repair		
2217			
2213	6x12 Repair, 12x15 Repair, 15x15 Repair, 6x12 Repair All Future		549
Bedford Circle South Inside			
2204	6x6 Repair		36
2200			
Park			
2472			
2468			
2464			
2460			
Bedford Circle West Inside			
2444	Good Shape		
2440	Good Shape		
2436	Good Shape		
2432	Good Shape		
2428	Good Shape		
2424	Good Shape		
2420	Good Shape		
2416	Good Shape		
2412	Good Shape		
2408	Good Shape		
2404	Good Shape		

Bedford Parc Alleys

File: StrtRes

Bedford Circle East

Inside

2260	Good Shape
2256	Good Shape
2252	Good Shape
2248	Good Shape
2244	Good Shape
2240	Good Shape
2236	Good Shape
2232	Good Shape
2228	Good Shape
2224	Good Shape
2220	Good Shape

Linear Feet

Square Feet

Crack Fills

22

Alley Repairs Now

156

Alley Repair Future

565

Bedford Parc Sidewalks

File: StrtRes

		Linear Feet	Square Feet
Bedford Circle South			
Outside			
2209			
2205			
2201	4x4, 4x6		40
2473			
2469	Water Problem		
2465	4' CF	4	
2461	Water Problem		
Inside			
2204	(8) 4' CF	32	
2200	3x5 sw (5) 4' CF	20	15
	Park (2) 4x4 Paver Repair		
2472	(2) 4' CF	8	
2468	(3) 4' CF	12	
2464	(3) 4' CF	12	
2460	(4) 4' CF Water Problem	16	
Bedford Circle West			
Outside			
2457	Water Problem		
2453	Water Problem		
2449	Water Problem		
2445	4x4 SW		16
2441			
2437	4x4 SW		16
2433			
2429	(2) 4' CF	8	
2425	4' CF	4	
2421	(3) 4' CF	12	
2417	(4) 4' CF	16	
2413			
2409			
2405			
2401			

Bedford Parc Sidewalks

File: StrtRes

			Linear Feet	Square Feet
Bedford Circle West				
Inside				
	2444	Good Shape		
	2440	Good Shape		
	2436	Good Shape		
	2432	Good Shape		
	2428	Good Shape		
	2424	Good Shape		
	2420	Good Shape		
	2416	Good Shape		
	2412	Good Shape		
	2408	Good Shape		
	2404	Good Shape		
Bedford Circle North				
Outside				
	2337	(3) 4' CF	12	
	2333	4' CF	4	
	2329			
	2325			
	2321			
	2317			
	2313			
	2309	4' CF	4	
	2305	(3) 4' CF	12	
	2301			
Inside				
	2404	Water Over Sidewalk		
	2240			
	2241			
	2260			

Bedford Parc Sidewalks

File: StrtRes

		Linear Feet	Square Feet
Bedford Circle East Outside			
2261			
2257	4x4 SW		16
2253			
2249	4' CF	4	
2245	4x4 SW 4' CF	4	16
2241			
2237			
2233			
2229			
2225			
2221	(3) 4' CF	12	
2217	(3) 4' CF	12	
2213	(3) 4' CF	12	
Bedford Circle East Inside			
2260	(3) 4' CF	12	
2256	(2) 4' CF	8	
2252	(2) 4' CF	8	
2248			
2244	4x4 SW		16
2240	(2) 4' CF	8	
2236	4' CF	4	
2232	4' CF	4	
2228	4' CF	4	
2224			
2220	4' CF	4	

Bedford Parc Sidewalks

File: StrtRes

			Linear Feet	Square Feet
Cachelle Court West				
2240	6' CF Water Problem		6	
2236	4' CF		4	
2232	(2) 4' CF 4x4 SW Agg.		8	16
2228	4' CF		4	
2224				
2220				
2216	4' CF		4	
2212	(2) 4' CF		8	
2208				
Cachelle Court South				
2204				
2200	4x4 Raised Hazard			
2205	(2) 4' CF		8	
Cachelle Court East				
2209	(2) 4' CF		8	
2213	(2) 4' CF		8	
2217	4' CF		4	
2221	4' CF		4	
2225	(2) 4' CF		8	
2229	4x4 SW 4' CF		4	16
2233	(2) 4' CF		8	
2237	(2) 4' CF		8	
2241	(2) 4' CF		8	
Crack Fills			374	
Sidewalk Repairs				167

Exhibit E

Entry & Exit Gates

ESTIMATE



Prepared For

Bedford Parc - HOA -
2200 Bedford Circle
Bedford, TX 76021
(817) 994-3631

Alpha Gate & Door Co.

3622 Lakeridge Dr.
Grapevine, TX 76051
Phone: (214) 233-8200
Email: terry.alphagate@gmail.com
Fax: (817) 488-6920
Web: alphagateanddoor.com

Estimate # 21753-22
Date 07/25/2022
PO # 21753-22
Business / Tax # 214-233-8200

Description	Rate	Quantity	Total
Gate Operators			\$14,356.00
LiftMaster - CSW 24 UL Swing Gate Operator	\$3,589.00	4	\$14,356.00
<ul style="list-style-type: none"> -- Gate Safety Sensors -- Protect people entering or leaving your garage with safety sensors that stop the gate from closing on obstructions. -- Prevent Accidents -- Prevent accidents by detecting obstructions and stopping the gate via inherent reversing sensors. -- Security+ 2.0® -- Safeguards access to a property with an encrypted signal to virtually eliminate interference and offer extended range with Security+ 2.0. -- Quick Close Feature -- Prevent unauthorized access with quick close feature that stops vehicles from tailgating. -- Reliable Transmission -- Commercial Gear-Driven Transmission provides unsurpassed reliability. -- UL Listed <p>Tested to the most stringent UL 325 industry guidelines. Secondary entrapment devices need to be added to meet UL325 standards. Your Installer will recommend suitable secondary entrapment devices for your installation, such as photo eyes or edge sensors.</p> <ul style="list-style-type: none"> -- Gate Connectivity -- Securely Monitor and Control -- Securely monitor and control gates and doors with myQ® smartphone app (requires additional Internet Gateway unit). -- Easy Access Control -- Integrates easily with LiftMaster Access Control Technology such as CAPXL Connected Access 			

Portal or the CAP2D Door Controller.

-- Gate Real-Time Alerts

-- Know when a gate opens with real-time alerts.

-- Close with a Tap

-- Close any gate with a tap, from anywhere. Using the myQ® smartphone app (requires additional Internet Gateway unit).

-- Rated for gates up to 18 feet in length and 1,600 lbs.

-- Gate Battery Backup. Get in and out when the power's out with battery backup.

-- Get years of reliable use by reducing wear with smooth start/stop operation.



Long Range Reader

\$6,333.85

TransCore - EncomPass 4 Long Range RFID Reader \$5,229.00 1 \$5,229.00

-- SeGo and ATA Protocols

TransCore's Encompass® 4 is a family of fully integrated, self-contained 915 MHz wireless radio frequency identification (RFID) readers that are specifically targeted at high performance applications in parking, security access, electronic vehicle registration (EVR) and traffic management.

-- configures required for reading All current tollway tags in Texas.

Transcore - 20' Cable With Connector \$289.00 1 \$289.00

-- Reader to telephone entry connection cable.

Transcore - 18VAC Transformer \$39.85 1 \$39.85

-- TransCore required transformer.

CVX - ASCII to Wiegand Data Converter \$398.00 1 \$398.00

-- Converts tollway tag ASCII format to Wiegand output.

Post Detail - 4" X 4" X 10' Long X 11 Ga. (Powdercoated) \$269.00 1 \$269.00

-- Mounting post for long range reader.

-- Inground, concrete footered.

NEMA - Watertight Accessories Equipment Enclosure \$109.00 1 \$109.00

-- 18"X 18" Watertight wiring enclosure for wire chase.

Labor

\$5,316.00

Labor Detail - Install LiftMaster CSW 24 UL Swing Gate Operator	\$1,089.00	4	\$4,356.00
---	------------	---	------------

- Locate new swing gate operator mounting location.
- Excavate concrete pad area to allow for concrete pour for new ground mounted swing gate operator.
- Form board new concrete pad for concrete pour.
- Mix and pour new concrete pad.
- Allow concrete curing time.
- Locate new swing gate operator to pad.
- Assemble and install new gate operator swing arms.
- Adjust arms and move operator to fit pad as necessary.
- Weld/install new operator gate mounting brackets onto gate.
- Cut and weld/install arms to set.
- Wedge anchor operator stand to concrete.
- Wire electrical power supply to operator junction box.
- Install and wire new photo-electric safety sensors across gate.
- Test gate operator for function and adjust travel settings as necessary.
- Program control board operator functions.
- Wire in new vehicle control loops into operator control.
- Install new plug in loop detects to control board.
- Test safety devices for response.

Labor Detail - Install TransCore Long Range Card Reader	\$960.00	1	\$960.00
---	----------	---	----------

- Locate and install mounting post for new long range reader.
- Locate reader at front top of mounting post.
- Install TransCore reader mounting bracket to top of bldg. under roof overhang soffit.
- Run new reader cable up under roof to nema enclosure to allow for termination to existing telephone entry mounting post.
- Locate, mount/install new long range card reader to mounting bracket.
- Chase new low voltage communication cable from new reader back to telephone entry location.
- Pull wire for new long range reader back to telephone entry cabinet.
- Terminate wiring and test system for power.
- Test reader to telephone entry communication for access.
- Have administration upload all user data to telephone entry.
- Test vehicle Toll Tag for granted access.



Warranty

\$0.00

Alpha Gate & Door Co. - Automated Install Warranty	\$0.00	1	\$0.00
--	--------	---	--------

Alpha Gate & Door Company warranties all new machine labor installs for a period of one year. Alpha Gate and Door Company is a American Fence Association Certified installer. Products installed by Alpha come with full manufactures part warranty. We pledge to assist our customers with any warranty issue concerning installed equipment. It is important that customers do not tamper with the equipment without the knowledge of a trained professional. Tampering may violate the RMA or advanced replacement of effected warrantied parts and Alpha's ability to get them replaced under warranty. Alpha Gate & Door Company assists our customers with usable education of the system, emergency access options and components. Alpha warranty covers equipment installations from failure do to initial oversight or issue relating to the install by our personnel. This warranty does not include unlimited return trips for operational errors or personnel mis-use, vandalism etc. Operating systems that contain batteries must be continuously trickle charged as instructed. These systems operate on DC low voltage power. Extended Interruption of trickle charge power source will drain and permanently damage (rechargeable) batteries which will have to be replaced at customer expense. All service call dispatches will be billed at normal rate for daytime service or emergency access after hours situations.

Subtotal	\$26,005.85
<hr/>	
Sales Tax	\$1,706.91
<hr/>	
Total	\$27,712.76

Notes:

Jerry,

Gates -

The gates are getting older but still intact. As long as they are painted ever few years, you can make them last as long as possible. The board could entertain replacement into the future. These are very expensive to fabricate. I can price if you like, but not critical to replace at this time.

Gate Operators -

As discussed before, these operators have been there a while. Any operators manufactured before 2016 are considered non UL-325 safety compliant. Anything after that is made to meet all safety requirements established by UL and ASTM governing bodies. (Safety reasons) This should be your next consideration as you move forward and update.

Long Range Reader -

The "NTTA" Transcore long range reader would be an upgrade to the community. Residents with "tags" simply round the corner and gate would open. This is Super convenient and trustworthy. Many newly established communities with management companies have this equipment method for entry.

All equipment is working but some items such as the gate operators will need replacement before too long. Small collateral items such as pedestrian gate locks, magnetic latches, power transformers, inground control loops etc..can be replaced as they fail. All LiftMaster equipment is compatible and can be added at anytime. Of course your telephone entry is LiftMaster which makes gate operator replacement compatible and seamless.

Cameras -

We did not furnish or install the camera equipment. However I have a very good security specialist that can assist with this area if we need him.

Future Equipment Cost -

Generally LiftMaster will have one price increase annually. However things are highly volatile at the moment. We have know way of knowing future pricing or cost. "Kinda like gas prices". Votes have consequences that no-one can anticipate.

Thanks,
Terry

Thanks,
Terry

Payment is due upon completion of service unless otherwise approved. A credit card number must be supplied before work will begin. The credit card will not be charged unless payment is not made within thirty (30) days. An alternate form of payment will be accepted for payment (cash or check). If a credit card is used as a form of payment, then add 3.5% to the final price.

All work is considered custom and will require a 50% deposit before materials are ordered or work will begin.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Bedford Parc - HOA -

We not only painting,
We do service

A.S. PAINTING

Agustin Sanchez
469-951-8480

Interior and Exterior
Repaint and New Constructions
Power Wash
Custom texture
Wall Paper removal

Carpentry repair
Popcorn acoustic removal
Tape and bead repair
Sheetrock repair

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FREE
ESTIMATED

BONDED
INSURANCE

Date 7-27-22

www.aspaintingus.com

customer s service number (469) 951-8480

info@aspaintingus.com

Client Information		Additional information Required:	
Customer: Jerry YarroT		new customer	<input type="radio"/>
Address Badford Cir		E-mail	
city Badford state TX		Exterior	
phone 817-994-3631 ZIP 76021			
	FAX		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Iron Gates:

~~1#~~ Power wash -

Front-Entry & exit \$ 1800-

Back Gate. \$ 500-

Total Material & labor \$ 2300⁰⁰

Customer agrees that this contains the entire agreement between ASPAINTING and that NO verbal agreements will be recognized.

PRICE _____

Down Payment: _____

Unpaid Balance: _____

Deposit Advice

ORIGINAL ASPAINTINGUS

COPY CUSTOMER

THANK YOU FOR YOUR BUSINESS!

Exhibit F

Trees



3200 Handley Ederville Rd. Richland Hills, TX. 76118

Bedford Parc Tree Inspection Report

This report is for the 58 Bradford Pear Trees bordering the community of Bedford Parc.

- Don Dodson Rd has a total of 24 Bradford Pears. I will list each tree in order beginning from the corner of Don Dodson rd. and Parkwood dr.
- 1. Bradford Pear – Large size. Diseased, could stick a pen into bark more than one inch. High risk to property. Hazards to note, tree is under power lines.
- 2. Bradford Pear – Medium size. Half the tree has already fallen off previously. Medium risk to property.
- 3. Bradford Pear – Large Size. Very diseased in trunk and crown both. Very high risk to property.
- 4. Bradford Pear – Medium Size. Branches by street have fallen off already. There is too much weight on the side by the fence. High risk to property.
- 5. Live Oak – Small size. No issues located.
- 6. Bradford Pear – Medium Size. Mostly dead, only living branches left are over the fence. High risk to property.
- 7. Bradford Pear – Large size. Very diseased. Low risk to property.
- 8. Bradford Pear – Large Size. Highly diseased near crown. High risk to property.
- 9. Bradford Pear – Small size. Mostly dead already. Low risk to property.
- 10. Bradford Pear – Large size. Possibly too much weight over the fence. Medium risk to property.
- 11. Bradford Pear – Large size. Low risk to property.
- 12. Bradford Pear – Medium size. Diseased in middle split. High risk to property.
- 13. Live Oak – Small size. No issues Located.

14. Bradford Pear – Large size.
Low risk to property.
 15. Live Oak – Small size, no issues located.
 16. Bradford Pear – Large size. Diseased in splits.
Low risk to property.
 17. Live Oak – Large size. Would benefit from a light pruning.
 18. Live Oak – Large Size. Would benefit from a light pruning.
 19. Bradford Pear – Medium Size.
Low risk to property.
 20. Bradford Pear – Medium Size.
Low Risk to property.
 21. Bradford Pear – Small size.
No risk to property yet.
 22. Bradford Pear – Small size.
No risk to property yet.
 23. Bradford Pear – Medium size.
Low risk to property.
 24. Bradford Pear – Medium size. Diseased in splits.
Medium risk to property.
 25. Bradford Pear – Large size. Middle group of branches has already fallen out.
High to medium risk to property.
 26. Bradford Pear – Large size. Diseased in splits.
Low Risk to property, high risk to street.
 27. Bradford Pear – Large size.
Low risk to property.
 28. Bradford Pear – Large size. Diseased at crown.
Low risk to property, high risk to street.
 29. Bradford Pear – Small size.
Low risk to property.
- Parkwood dr has 34 Bradford Pears along the border of the community. All of these trees are large size, medium risk to the property, and have power lines running through the canopy as a potential hazard.

It is my recommendation to remove all, large or small, Bradford Pears.

Replacing trees in the DFW area I would recommend a mix of Live Oaks, Cedar Elms, and Monterey White Oaks.

Spacing should be 45-50 feet when going in with these species at a minimum.

Have Question's Over This Proposal?

Email Us By Clicking Here

Call Us By Clicking Here

Estimate Description	Amount
<u>Bradford Pear Removal Along Don Dodson Rd</u>	15600.00
<ul style="list-style-type: none">• This project is to remove potentially destructive Bradford Pear Trees along Don Dodson Rd. I have identified (24) Bradford Pears to be removed.• We will use proper procedure with the city of Bedford to safely block off part of the road while working.• Price includes haul off and disposal of debris - \$15,600 Plus Tax	
	Subtotal \$15,600.00
	Sales Tax \$1,287.00
	Total \$16,887.00

We will dispose of all Trimming Debris unless otherwise Noted
All work will be done in compliance with the ANSI A300 Pruning Standards

Terms & Conditions of Agreement

Billing: Our billing terms are net 30 from date on invoice.

I understand and agree that all verbal promises (specification and installation details) are contained within the scope of this attached proposal. Payment: Project balance is due within 30 days of invoice upon each phase of project if applicable. In the event that a service is not completed or material is not available at time of installation, that item (or items) will be considered a change order and deducted from the invoice amount and contract. Smith Lawn and Tree will make every reasonable attempt to locate and avoid damages to above and underground utilities, cable, wiring, etc. We will not be held responsible for damage to any and all private or unmarked buried utility or cables during work progress. The owner is responsible for moving any personal items in the work area before work commencement date. Smith Lawn and Tree is not responsible for damage to any item if asked to transport them or if unable to move the item(s). During movement of items on-site and transport to site location, we are not responsible for damage to turf or hardscape surfaces. The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above. In the event that payments are not made according to the above terms and specifications, I agree to pay all legal fees required to collect any outstanding balances should I not meet the terms of this contract. Owners/Client mentioned on proposal hereby grant contractor a mechanic's lien, if applicable, against the property to secure payment for all labor and materials furnished by contractor here-under.

Thank you for giving us the opportunity to bid for your business. We have been in the industry since 1997 and have established a reputation for quality and integrity. We look forward to serving you!

If you accept terms of this proposal please sign below, type printed name in text box, please make sure to click save:

□

Have Question's Over This Proposal?

Email Us By Clicking Here

Call Us By Clicking Here

Estimate Description	Amount
<u>Stump Grinding Don Dodson Rd</u>	6450.00
<ul style="list-style-type: none">• Following removal of all Bradford Pears, we will apply Tordon Herbicide to each stump to prevent volunteer Bradford Pears from coming up.• After allowing the chemical to take effect, we will grind the (24) stumps 6-8 inches below the surface and mound all chips into the hole. This will take place 3-4 weeks after the chemical application.• Price includes labor and materials - \$6,450 Plus Tax	
	Subtotal \$6,450.00
	Sales Tax \$532.13
	Total \$6,982.13

We will dispose of all Trimming Debris unless otherwise Noted
All work will be done in compliance with the ANSI A300 Pruning Standards

Terms & Conditions of Agreement

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FOLLOW US ON INSTAGRAM AND FACEBOOK

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Call Us By Clicking Here

Service Description	Quantity	Amount
<u>Tree Installation on Don Dodson Rd</u>	1	4725.00
<ul style="list-style-type: none"> • This project is to put back trees removed along Don Dodson rd. We will increase spacing to allow for healthier canopy growth. New trees will be alternated between Live Oaks and either Monterey White Oak or Cedar Elm to provide diversity. • Trees going in will be 30 gallons. We will install (5) Live Oaks, (2) Monterey White Oaks, and (3) Cedar Elms. • We will add (2) bags of compost to soil and stake each tree. • Price includes labor and materials - \$4,725 Plus Tax 		
<i>*Warranty contingent on bubbler irrigation being installed for each tree*</i>		
<u>Irrigation Bubbler Retrofit</u>	1	1400.00
<ul style="list-style-type: none"> • This service is to tie into existing irrigation and add (10) bubblers for new trees along Don Dodson Rd. • Price includes labor and materials - \$1,400 Plus Tax 		
		Subtotal \$6,125.00
		Sales Tax \$505.31
		Total \$6,630.31

We will dispose of all Trimming Debris unless otherwise Noted
All work will be done in compliance with the ANSI A300 Pruning Standards
TXIRRL#17503

Terms & Conditions of Agreement

Billing: Our billing terms are net 30 from date on invoice.

I understand and agree that all verbal promises (specification and installation details) are contained within the scope of this attached proposal. Payment: Project balance is due within 30 days of invoice upon each phase of project if applicable. In the event that a service is not completed or material is not available at time of installation, that item (or items) will be considered a change order and deducted from the invoice amount and contract. Smith Lawn and Tree will make every reasonable attempt to locate and avoid damages to above and underground utilities, cable, wiring, etc. We will not be held responsible for damage to any and all private or unmarked buried utility or cables during work progress. The owner is responsible for moving any personal items in the work area before work commencement date. Smith Lawn and Tree is not responsible for damage to any item if asked to transport them or if unable to move the item(s). During movement of items on-site and transport to site location, we are not responsible for damage to turf or hardscape surfaces. The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above. In the event that payments are not made according to the above terms and specifications, I agree to pay all legal fees required to collect any outstanding balances should I not meet the terms of this contract. Owners/Client mentioned on proposal hereby grant contractor a mechanic's lien, if applicable, against the property to secure payment for all labor and materials furnished by contractor here-under.

Warranty Specifications

All woody plants and shrubs installed by Smith Lawn and Tree will be guaranteed for a period of 90 days from installation date. Trees will be guaranteed for a period of 1 Year from installation date. Annual color plantings, perennials, transplanted items and sod are not guaranteed. If there is an issue with the quality or appearance of any material, Smith Lawn and Tree must be notified within 24 hours of installation.

Plants and Trees will NOT be warrantied under the following conditions: drought and water restrictions limiting the amount of watering needed to establish new shrubs and trees, owner negligence, vandalism or human error from vehicles, pets, etc., acts of God including freeze, flooding, tornado, high wind, storm damage or anything else out of our control.

Have Question's Over This Proposal?

Email Us By Clicking Here

Call Us By Clicking Here

Estimate Description	Amount
<u>Alley Canopy Elevation</u>	1700.00
<ul style="list-style-type: none">• This proposal is to elevate the canopy in Alley's and trim away from the outside wall, including vines.• We will elevate all trees to 18 feet and trim away from the fence 1-2 feet.• We will remove deadwood and thin canopy 10-15% to allow for healthy growth.• Price includes haul off and disposal of debris - \$1,700 Plus Tax	
	Subtotal \$1,700.00
	Sales Tax \$140.25
	Total \$1,840.25

We will dispose of all Trimming Debris unless otherwise Noted
All work will be done in compliance with the ANSI A300 Pruning Standards

Terms & Conditions of Agreement

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I understand and agree that all verbal promises (specification and installation details) are contained within the scope of this attached proposal. Payment: Project balance is due within 30 days of invoice upon each phase of project if applicable. In the event that a service is not completed or material is not available at time of installation, that item (or items) will be considered a change order and deducted from the invoice amount and contract. Smith Lawn and Tree will make every reasonable attempt to locate and avoid damages to above and underground utilities, cable, wiring, etc. We will not be held responsible for damage to any and all private or unmarked buried utility or cables during work progress. The owner is responsible for moving any personal items in the work area before work commencement date. Smith Lawn and Tree is not responsible for damage to any item if asked to transport them or if unable to move the item(s). During movement of items on-site and transport to site location, we are not responsible for damage to turf or hardscape surfaces. The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above. In the event that payments are not made according to the above terms and specifications, I agree to pay all legal fees required to collect any outstanding balances should I not meet the terms of this contract. Owners/Client mentioned on proposal hereby grant contractor a mechanic's lien, if applicable, against the property to secure payment for all labor and materials furnished by contractor here-under.

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□

Have Question's Over This Proposal?

Email Us By Clicking Here

Call Us By Clicking Here

Estimate Description	Amount
<u>Stump Grinding and Chemical Application.</u>	7075.00
<ul style="list-style-type: none">• Following removal of all Bradford Pears, we will apply Tordon Herbicide to each stump to prevent volunteer Bradford Pears from coming up.• After allowing the chemical to take effect, we will grind the (34) stumps 1-2 inches below the surface and mound all chips into the hole. This will take place 3-4 weeks after the chemical application.• Price includes labor and materials - \$7,075 Plus Tax	
	Subtotal \$7,075.00
	Sales Tax \$583.69
	Total \$7,658.69

We will dispose of all Trimming Debris unless otherwise Noted
All work will be done in compliance with the ANSI A300 Pruning Standards

Terms & Conditions of Agreement

Billing: Our billing terms are net 30 from date on invoice.

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□

Have Question's Over This Proposal?

Email Us By Clicking Here

Call Us By Clicking Here

Estimate Description	Amount
<u>Parkwood Dr Removals</u>	32500.00
<ul style="list-style-type: none">• This proposal is to safely remove (34) Bradford Pear Trees bordering the property of Bedford Parc.• During removal we will pay special attention to power lines running through the canopy.• Price includes haul off and disposal of debris - \$32,500	
	Subtotal \$32,500.00
	Sales Tax \$2,681.25
	Total \$35,181.25

We will dispose of all Trimming Debris unless otherwise Noted
All work will be done in compliance with the ANSI A300 Pruning Standards

Terms & Conditions of Agreement

Billing: Our billing terms are net 30 from date on invoice.

I understand and agree that all verbal promises (specification and installation details) are contained within the scope of this attached proposal. Payment: Project balance is due within 30 days of invoice upon each phase of project if applicable. In the event that a service is not completed or material is not available at time of installation, that item (or items) will be considered a change order and deducted from the invoice amount and contract. Smith Lawn and Tree will make every reasonable attempt to locate and avoid damages to above and underground utilities, cable, wiring, etc. We will not be held responsible for damage to any and all private or unmarked buried utility or cables during work progress. The owner is responsible for moving any personal items in the work area before work commencement date. Smith Lawn and Tree is not responsible for damage to any item if asked to transport them or if unable to move the item(s). During movement of items on-site and transport to site location, we are not responsible for damage to turf or hardscape surfaces. The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above. In the event that payments are not made according to the above terms and specifications, I agree to pay all legal fees required to collect any outstanding balances should I not meet the terms of this contract. Owners/Client mentioned on proposal hereby grant contractor a mechanic's lien, if applicable, against the property to secure payment for all labor and materials furnished by contractor here-under.

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If you accept terms of this proposal please sign below, type printed name in text box, please make sure to click save:

Exhibit G

HOA Irrigation System

John-Patricia Adams

From: wayne ward <wayneward@sbcglobal.net>
Sent: Tuesday, July 19, 2022 10:45 AM
To: John-Patricia Adams
Subject: Fw: Bedford Parc Reserve Stusy

1400
5300
10400

17,100

[Sent from AT&T Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, July 19, 2022, 9:08 AM, Jerry Jarrett <jerry.jarrett1@gmail.com> wrote:

Wayne,

See my suggestions in red below, do we need Board approval to move forward with my recommendations?????

JJ

From: Paul Preston <Paul@smithdfw.com>
Sent: Tuesday, July 19, 2022 8:34 AM
To: Jerry Jarrett <jerry.jarrett1@gmail.com>
Cc: David Yonis <david@smithdfw.com>; 'Linda Jarrett' <lindarpj@gmail.com>; 'Wayne Ward' <wayneward@sbcglobal.net>
Subject: RE: Bedford Parc Reserve Study

Good morning Jerry,

First, I want to apologize for any disturbance I may have caused with the irrigation timing information I sent you. Bedford seems to be the outlier and I will do a better job of monitoring it specifically.

Irrigation pricing.

- I recommend replacing both the solar powered controllers and the park controller. They are definitely coming towards the end of their lifespan, however the controller that sits on the fence behind 2205 is in good condition and will hopefully have a couple more years left in it. These three would be \$2,650 Plus Tax. **I recommend replacing the two park controllers ASAP, \$5,300.00**
- Valves are less readily identified on their age and when they may fail. You have 32 valves on property that could fail at any time. Each valve costs roughly \$325 Plus Tax to replace depending on the size. **I recommend replacing valves as needed and budgeting around \$3,000.00 for physical year 2023**

Don Dodson Trees.

- I recommend removing the Bradford Pears as soon as possible from a safety standpoint. **I recommend ASAP, removing the Bradford Pears on Don Dodson, tree removal \$16,877.00 stump grinding \$6,982.13.** Considering the health of the young Live Oaks and the extreme heat however I would say the first week of September would be ideal. **We are not removing the oaks.** Would you like us to go ahead and get you on the books for this? Our Tree division is currently about four weeks out from time of approval on new projects. **I recommend moving forward and getting on the schedule.**
- Planting new trees, I recommend late September or very early October planting. Temperatures should be ideal for a new tree to establish before winter by then. **September seems to be a good time replace trees \$6,630.31**
- Part of the proposal to install new trees is bubbler irrigation so that is covered in your pricing already. **Glad this is included.**

Also, I wanted to let you know that in total I have found a grand total of (6) Bradford Pears inside the fence that are not on any proposal. **These trees are the home owners responsibility.**

- **Unit 2465 has one in the alley by the home's fence.**
- **Unit 2245 has two in the alley by the home's fence.**
- **Unit 2244 has one in the back yard by their garage.**
- **Unit 2201 has one in their side yard (by the Entry Gate)**

- **And 2405 has on in their side yard.**

If you would like proposals to remove any of these please let me know. I can do them separately or as a group, whichever you prefer.

If you have any questions, please give me a holler!

Thank you,

Paul Preston

Account Manager

Smith Lawn & Tree



<http://www.smithdfw.com>

paul@smithdfw.com

(817)921-2222 - Office

(817)874-3526 - Cell

Exhibit H

Entry Security System

Wayne Ward

From: Ron Ruegge <ronr@digiss.com>
Sent: Thursday, July 28, 2022 2:10 PM
To: wayneward@sbcglobal.net
Subject: The Avigilon Video System at Bedford Park HOA

Mr. Ward:

Per our visit and discussion on the HOA's Avigilon Video Surveillance System our experience on the Appliance (recorder) and Cameras is as follows:

1. First of all the Avigilon System is the highest/best Video System as many Public Schools/Universities/Police/HOA use the Avigilon System. Except for the Recorder all the cameras/licenses are from their manufacturing facility in Richardson, TX.
2. Our experience with Avigilon began in 2008, and we have sold thousands of the Cameras/Recorder/etc. Two (2) of our first larger customers beginning in 2008 have purchased over 4,500 Cameras. They have just started to replace the cameras installed in 2008 about four (4) years ago, and those cameras are old technology not like the 2018 cameras installed at Bedford Park. So they should last at least 5-6 years. The Appliance/Recorder because it is installed in a waterproof enclosure and the high heat may cause a problem, it may require replacement in the next 2-3 years.
3. Therefore, we believe you should perhaps place in your Budget a \$2,100-3000 appropriation in case there is a problem.

Should you have any questions, please contact me.

Also as I exited through the Vehicle Gate there was a placard/sign on the Stone Wall that said ASG Supplied the Video System. That is not correct as Security Solutions of DFW, and now Digi is your Integrator/supplier. Please take down the ASG Sign.

Thanks,

Ronald D. Ruegge

Account Sales Manager

Security Solutions of DFW | Digi Security Systems

c. 972-880-2343 | o. 469-621-1543 | ronr@digiss.com

[Click here to submit a Service Request.](#) | [Click here to let us know how we're doing.](#)

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SECURITY SOLUTIONS OF DFW

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Texas License B-06290

A Certified Woman Owned Firm

HEATHER

March 19, 2018

Mr. Jim Ivy
jmonivy@outlook.com
Bedford Parc HOA
2200 Bedford Circle
Bedford, TX 76021

Re: ReQuotation for Avigilon High Definition CCTV System for Bedford Parc HOA

Mr. Ivy:

Security Solutions of DFW (SSDFW) is licensed by the State of Texas by Private Security Division (License B-06290) for Access Control, CCTV/Burglar Alarm, and Locksmith. Our Technicians are individually licensed in one or more of the above trades. Our firm has been in business since 1969 (48 years), and current ownership since 1998.

The proposal follows.

PROJECT:

An Avigilon CCTV System for the Vehicle Entry and Exit Gates to view the vehicles entering and exiting the HOA Property. SSDFW will install three (3) High Definition Cameras with Appliance (Server). We have investigated using Cameras with "On Board" video storage, and that alternative is higher in price.

Avigilon System:

SSDFW will install an Avigilon Camera/Software system. Avigilon's High-Definition Stream Management (HDSM) technology preserves complete image integrity through visually lossless compression while intelligently managing bandwidth and storage. When you couple HDSM with the broadest range of megapixel cameras in the industry, you get superior image quality and maximum coverage. Avigilon's video software is designed with intuitive, easy to use interfaces as the heart of their Software. The Avigilon Control Center (ACC) offers you the industry's simplest interface for managing video. ACC

places you in the driver's seat and gives you complete control of video playback. Go to www.avigilon.com

Avigilon CCTV System with Video Recorder	Qty	Unit Price	Total
Avigilon Appliance VMA-AS2-8P4, Unit has 4TB and will accommodate eight (8) Cameras and with the three (3) quoted below there will be 40-60 days of recorded video. Additional Cameras can be accommodated.	1	\$ 2,690.00	\$ 2,690.00
5.0-H3-BO1-IR, 5MP Outdoor Bullet Camera with IR and Mount	3	620.00	1,860.00
Pole for Cameras on Center Column with conduit/etc	Lot	180.00	180.00
Weatherproof Enclosure with Fan and UPS/Surge Protector	1	820.00	820.00
Cabling/Connectors/Conduit/Misc	Lot	78.00	78.00
Labor to install Cameras	14	90.00	1,260.00
IT Labor to install Recorder and Train Staff	4	90.00	360.00
Total of above			\$ 7,248.00
Total of above with Sales Tax			\$ 7,845.96

Manufacturer's and SSDFW warranty:

Avigilon System

Three (3) years

Security Solutions on-site warranty one (1) year included.

Customer will furnish the following:

- Access to building/property as required during normal business hours between 7am-6pm
- Necessary electrical connections as required.
- Internet System at Vehicle Gates Center Column.

Terms of Sale & Firm Pricing Dates:

Forty (40%) percent down payment.

Remainder net 10 days after completion of installation.

Prices are firm for sixty (60) days from date of this quotation.

Installation & Delivery:

Installation in approximately 6-10 days after acceptance of this Proposal.

We look forward to working with you on this project.

Sincerely,

Ronald Ruegge
Corporate Treasurer/Sales

Acceptance:

Signature

Printed Name

Title

Date

Bryan Henderson
 BEVAN HENDERSON
 PRESIDENT BEDFORD PARK HOA
 3-26-18