



Image: Daniel Steel & Machine

## BRIDGE PROGRESS / THANKS

Thanks again to all the Owners who have sent Supplemental Dues payments in support of the Bridge Project. We have now received or secured payments for 26 of the 32 parcels served by the bridge. This results in an account balance of \$65,000.

On August 22 we received the signed contract from Daniel Steel & Machine for the purchase, modification, delivery and installation of a 10'6 x 89'0 railcar bridge, including installation of driven piles at the west abutment.

The Road Association submitted an initial payment of \$30,000 to Daniel Steel and Machine and they have procured a rail car for our contract (depicted above.)

The contract includes a payment schedule as follows:

1<sup>st</sup> Payment: \$30,000 due within 10 days of signed contract (paid)

2<sup>nd</sup> Payment: \$25,000 due when bridge is on site

3<sup>rd</sup> Payment: \$18,712.12 due within 20 days of completion.

We currently have adequate resources to make the first two payments but receipt of all Supplemental Dues is critical to meet our obligation for the final payment as well as the necessary resources for our own grading and site work (which is not in Daniel's contract.)

We will be sending additional invoices and contacting the remaining outstanding Owners directly. If you are one of the Owner's who has not paid please make arrangements for payment as soon as possible to help reduce the amount of time we need to spend collecting dues and to ensure that the Owners who have already paid are treated equitably.

Again for those who have paid, thank you very much.

Your efforts have made it possible for us to secure a new bridge in a single season, at an excellent price, within an entirely reasonable design and communication process. We hear through the grapevine that other Road Associations have far more headaches and far more difficult procurement processes than we have had and this is a reflection of the good neighbor spirit that we have at the Wickersham Ranch.

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## SCHEDULE / COMPLETION

Dreiling Terrones Architecture will be coordinating final bridge structural details directly with Daniel Steel & Machine and will visit the fabrication shop to ensure the bridge is detailed properly.

Installation logistics are also being coordinated by Dreiling Terrones Architecture and will include the following:

- Layout and Controls by DTA
- Preliminary grading and material stockpile by Darrel Rodgers
- Delivery support by Rodgers
- Installation day grading and post installation final grading by Rodgers.

(All DTA work is being performed at no cost to the Road Association.)

Tentative delivery date will be late September and will be coordinated so as not to interfere with the grape harvest. Installation is expected to take 2-4 days and road closure may last as long as 2 days.

During delivery the road will be usable but delays will occur. During installation the road will be fully

closed at the bridge. We recommend any Owners who need to access the road at that time place vehicles on either side of the bridge for use as necessary. Foot traffic across the bridge will be possible as soon as it is in place, though the installer may limit traffic at key times and prior to initial welding.

Emergency access will be limited during bridge installation and Owners are encouraged not to injure themselves or set their properties on fire on those days.

We will keep Owners apprised of the actual delivery and closure days as we get closer and pin them down to more precise dates.

We will also request that the vineyard operators start notifying us of tentative harvest dates as soon as they are known. We would appreciate updates immediately regarding possible harvest periods based on current conditions of the crop and current weather patterns.

Additional updates from the Road Committee will follow.

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## RESOURCES

### Ranch Mailbox

wranch@dtbarch.com

### Ranch Website

"<http://www.wickershamranch.com>"