

Aqua Pave Benefits

- Lower long-term costs.
 - Will not crack like the existing asphalt.
 - No storm water runoff and no standing water.
 - Management of oil contaminants.
 - Filtering and treatment of pollutants.
 - Pedestrian friendly.
 - Access for people with disabilities.
 - Slip and skid resistance.
 - Allows access to sub-grade utilities without unsightly asphalt patch. Pavers are removed and reinstalled after repair work.
 - Adds value to each owner's property.
 - Solves the flooding problems in the 1-3-4-5-600 blocks
 - For more information, go to the Aquapavers® website: www.aquapave.com
 - Here's a brief video: http://www.aquapave.com/video/Aquapave_intro_lg.html
- BUT, and this is a big 'but,' we're still talking about 1.2 million dollars. That's about \$9,500 per unit. Even on a four percent conventional mortgage for 15 years, that's \$72/unit/month.

Projected Lifetime Costs of Pavement Options

Pavement Assemblies	Asphalt	Concrete	Permeable Interlocking Concrete Pavers
Remove Existing Asphalt And Prep Subgrade 16" From Finish Elevation	\$4.50	\$4.50	\$4.50
Place Perimeter Concrete Headers	\$1.00	\$1.00	\$1.00
Place And Compact Coarse Base Structure	\$3.00	\$2.50	\$3.00
Place Pavement Material	\$5.00	\$7.00	\$7.00
Price Per Sf	\$13.50	\$15.00	\$15.50
Total Price	\$1,175,000	\$1,209,000	\$1,205,000
*Life Time Maintenance Cost	\$160,000	\$200,000	\$320,000
Life Cycle (Years)	20	25	40
Price Per Sf/year	\$0.83	\$0.70	\$0.48

Concrete and asphalt cannot be sealed without clogging joints which results in shorter life cycles. Permeable interlocking concrete pavers are the fastest growing segment of the North American market. Traditional interlocking pavers accounted for over 700,000,000 sf of paving in 2009. Permeable pavers are recognized by the EPA as a product that meets NPDES requirements. The system also removes 99% of hydrocarbons and up to 97% of many heavy metals.

Why Don't We Just Patch and Slurry?

We can, but our engineering firm tells us that it's going to cost us \$660,000. Since the time when he did his study, seal coating prices have risen approximately 30% due to increases in oil prices. A line of credit at 6% ends up costing us roughly the same amount per month for ten years. And in ten years, we're back into exactly the same mess we find ourselves today.

It's deferred maintenance again... just a lot more expensive.

This is Not a Board Decision.

The Board is unanimous in believing that what we are suggesting (Aquapavers®) is the best long-term solution, but this is NOT a Board decision. This is a community decision. We'll be sending out a ballot next month and you can cast your vote.

Planting

We've been asked by a bunch of folks, "Why did they stop planting in the 400 block?" The simple answer is that we used up our 2011 budget for new planting in August. There's still work to be done on the roadway and in the interior and waterside parks.

Electrical Pedestals

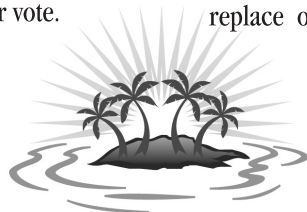
The project is virtually complete. There are two pedestals that need to be finished but the bulk of the work is done. For those of us who are long-term residents, this has been a part of the Reserve Study since 1996.

It's been an odyssey. HECO demands that all meters being installed be centered at 5'6" high. And HECO said that we could not replace our existing pedestals without

meeting strict new codes. So, in 2008, we stopped trying to develop our own solution and we hired Moss Engineering, Inc to take a look at the problem. Rick Moss' suggestion was to refurbish our existing units.

It was made more complicated by the fact that we had root intrusion that made a bunch of the pedestals tilt to the side, improper foundations that made many pedestals sink below grade, and massive rust caused by our salt air environment.

In the end, we have Cal Lum and Rick Gray to thank for guiding this through, and the owners who had to put up with the required power outages. The project came in under budget and on time. Thanks to everybody for your patience. The 'repairs' should add another 20 years to their effective useful life.



Kokoi Isle
ASSOCIATION OF APARTMENT OWNERS (AOAO)