

**Executive Summary of DVCA Perimeter Fence Options
(July 31, 2019 by Fence Committee)**

Ranking	Fence Type or Item	(Unit Cost (\$/ft.))			Approx. Average Total Cost	Approximate Longevity	Comments
		6 ft.	7 ft.	8 ft.			
1	Enhanced Wood Fence - See Comments for Included Added Features	\$40.05	\$45.43	\$50.42	\$560,000	~ 15 years	Includes 6" x 6" (instead of 4 x 4) posts along with 2" x 12" rot board for helping increase durability. The thicker posts are chamfered in pyramid shape at top and a "picture window" flat board is added on outside face for architectural effect. Finally, stone pillars are spaced about 400 ft. apart to help break up long runs of the fence to improve its "looks". Sherwin-Williams 6-year Stain on outside face of fence is included. This option is recommended as the <u>First Choice</u> for best balancing looks, durability, and capital cost.
2	Trex Composite	\$69.91		\$88.00	\$980,000	25 years +	Composite of wood chips, plastic resin and recycled plastic with embedded stain. This option is recommended as the <u>Second Choice</u> for combining good looks and lasting durability. It would've been the committee's First Choice but for the higher capital cost compared to the Enhanced Wood Fence option.
3	Red Cedar Wood	\$29.09		\$35.89	\$400,000	~ 10 years	Essentially the basic cedar wood fence with 2" x 6" cedar cap and 2" x 6" pine rot board. Wood Defender Stain would add \$4.21/linear ft. for a 6 ft. fence or \$5.21/ linear ft. for an 8 ft. fence. This option is recommended as the <u>Third Choice</u> for most affordable option that achieves a consistent-looking and maintained fence around the perimeter compared to the "hodge-podge" that presently exists. The achievement of a consistent-looking and maintained fence is a core reason for any new perimeter fence, and the basic wood option accomplishes this with the least capital cost. However, due to looks and durability considerations, it is not designated as either the First or the Second Choice.
---	Polyethylene Composite	\$55.74		\$80.80	\$845,000	25 years +	Previously known as "Simtek"; unfortunately, this option looks like plastic to various people, including at least three of the committee members who have seen it.
---	Solid Precast	\$137.92		\$168.34	\$2,000,000	25 years +	Can be designed to look like a very nice stone or brick wall. Many believe this option has the best overall looks and durability. However, the expense is beyond the reach of our HOA given the rather high ratio of perimeter length to number of homeowners in our community.
---	Single Wythe Brick Wall	\$79.00		\$91.00	\$1,055,000	25 years +	Price of single wythe brick wall is similar to Trex Composite Fence, but there is more uncertainty with respect to possible uneven foundation settlement issues over time on our mature property, even with the initial ground preparation work done.