

Recommendations for Fairview Asphalt Road Maintenance Program

Street Maintenance “Resurfacing”

A protective layer should be applied to asphalt on average, once every 7 years.

The Town owns slightly more than 20 miles of asphalt street that needs to be maintained.

This will require about 3 miles of resurfacing per year.

Streets Proposed for FY16-17 Program

- Meandro Ria*
- Collinwood*
- Young Trail*
- Lakewood**
- Timber Lane**
- Old Stacy**

* These streets are the top priority for resurfacing.

** These streets are in need of additional resurfacing to address surface quality concerns.

Possible Resurfacing Solutions

- 1. a. Application of Sand Seal coat.
- 1.b. Application of Sand Seal coat over existing Chip Seal on Lakewood, Timber, Old Stacy.
- 2. Application of a micro seal (cape seal) over the existing Chip Seal.
- 3. Application of 1.5” asphalt. (overlay)

Sand Seal



Sand Seal

A Sand Seal is a pavement preservation method that uses an asphalt emulsion mixed with small aggregate and latex that is spray applied to the road surface. The smaller aggregate provides a smoother ride and walking surface with significantly less road noise than the larger aggregate chip seal that was used previously. There is no loose aggregate or excess material.

Cape Seal



Cape Seal

A Cape Seal is a pavement preservation treatment comprised of two individual and different treatments which are applied in sequence. A chip seal is first applied followed by an application of a slurry or micro seal. The purpose of a Cape Seal is to utilize the benefits of a traditional chip seal while providing a smoother more uniform finished surface.

Asphalt Overlay

An Asphalt Overlay is simply the application of an additional 1.5" to 2" of new asphalt over an existing asphalt surface. A "tack coat" is first sprayed, then asphalt is laid with a traditional lay down machine and rolled.

Evaluation of Methods

- All three methods should provide the desired road preservation and the desired road surface for residents.
- The goal would be to use the most cost effective method that will achieve the desired results.
- The cost comparison for each alternative is as follows:

Estimated Cost

Street	Sq. Yds.	Sand Seal	Cape Seal	Overlay
Lakewood	5,875	\$ 15,862.00	\$ 23,500.00	\$ 111,037.50
Timber Ln	1,372	\$ 3,704.00	\$ 5,488.00	\$ 25,930.80
Old Stacy	8,532	\$ 23,036.00	\$ 34,128.00	\$ 161,254.80
Totals	15,779	\$ 42,605.00	\$ 63,116.00*	\$ 298,223.10

*This cost reflects only the cost of the cape seal, not the chip seal work that was already done.

Estimated Cost

(Meandro Ria, Collinwood, Young Trail)

Street	Sq. Yds.	Sand Seal	Cape Seal	Overlay
Collinwood	3,484	\$ 6,968.00	\$ 31,356.00	\$ 65,847.60
Young Trail	1,387	\$ 2,774.00	\$ 12,483.00	\$ 26,214.30
Meandro Ria	5,476	\$ 10,952.00	\$ 49,284.00	\$ 103,496.40
Totals	10,347	\$ 20,694.00	\$ 93,123.00*	\$ 195,558.30

*this cost reflects both the underlying chip seal and the top cape seal.

Annual Estimated Resurfacing Costs

Sq. Yds/Year	Sand Seal	Cape Seal	Overlay
39,000	\$ 78,000.00	\$ 351,000.00	\$ 737,100.00

Recommendation

Meet with residents on each street prior to starting any work to outline process and expected outcomes.

Application of 2 Sand Seal Coats to Lakewood, Timber Lane, and Old Stacy to address the current roughness concerns. FY 2016-17

Application of a single Sand Seal Coat to Collinwood, Young Trail, and Meandro Ria as the preservation method. FY 2016-17

Evaluate the method proposed throughout the process by street as work is completed.

Conclude FY 2016-17 process with final evaluation and determination as to the ongoing process for FY 2017-18.