

wfontana@easternasphalt.com

To: C Mattoon

May 24, 2019 at 8:23 AM

Carol,

Attached are three proposals and answers to your questions.

One proposal is for milling 2" off of the roadway, cleaning, tacking, and replacing it with 2" of 13A asphalt material. 13A is the material Genesee County uses. A 2" mill will give you a nice finish but your cracks will most likely come back.

One proposal is to mill 5", grade the aggregate base as needed, place a 3" base course, tack, and place a 2" wearing course. This will give you a nice product, should minimize cracking, and will be the cleanest route.

The last is to pulverize the road. This is the most time consuming because when milling, the machine puts the material right into the truck. Pulverizing leaves the material on the ground making it so we would have to excavate all the extra material into a truck using a loader, excavator, dozer, etc. Pulverizing will give you the best product and last the longest. It is the most expensive route however.

I am leaving the office and will not be back until Tuesday, but if you would like to meet next week and go over the quotes I would be happy to.

Thanks for the opportunity to bid!

Will Fontana



G-5172 NORTH DORT HIGHWAY

FLINT, MICHIGAN 48505

(810) 787-5500 FAX (810) 787-8222

May 24, 2019

President

7040 Woods West Drive
Flushing, MI 48433

Attn: Carol Mattoon

Re: Woods West Drive - 2" Mill and Fill

Eastern Asphalt Company, Inc. respectfully submits the following proposal for your review:

STANDARD DUTY ASPHALT PAVEMENT (approx. 44,018 sf.)

- 1.) Mill existing asphalt 2" in depth.
- 2.) In failed base course areas, mill full depth (1 area 20'X20').
- 3.) In failed base course area, Furnish and place 3" 13A Bituminous Base course.
- 4.) Apply 0.10 gal/sy Bituminous bond coat.
- 5.) Furnish and place 2" 13A Bituminous Wearing course.
- 6.) Finish roll.
- 7.) Clean up work area.

LUMP SUM TOTAL \$67,965.00

Notes/Exclusions:

- A. Proposal is based on measurements taken at site visit.
- B. Not responsible for permits, bonds, traffic control & signage, testing and/or layout.
- C. We have not included allowances for stone placement and grading, prices are for Milling and Asphalt Paving only.
- D. No allowances included for undercutting of unsuitable Subgrade conditions. If asphalt base course is unsuitable for paving, there will be an additional charge of \$4.00 per square foot to remove and replace asphalt base course. If subgrade (aggregate underneath asphalt) is unsuitable, there will be an additional \$50.00 per cubic yard to remove and replace.
- E. All work to be completed in the 2019 Construction Season. This represents one (1) Mobilization for entire project.
- F. Eastern Asphalt Company, Inc. may withdraw proposal if not accepted within (15) days.
- G. Construction Schedule--(3) Work Days/Weather permitting.
- H. Proposal is specifically for work identified above, no additional work shall be implied or inferred as incidental.
- I. We retain the right to refuse to perform our work on sub-standard and/or out of Spec. work by others. If such situation should arise the owner or their representative may issue a hold harmless agreement relieving Eastern Asphalt Co., Inc. of their warranty and allowing for compensation for any additional costs to perform this contract.

Thank you for the opportunity to quote on this project. If you have any questions, please call (810) 787-5500.

Respectfully,

William Fontana, Project Estimator
Eastern Asphalt Company, Inc.

Accepted by: _____
Title: _____
Date: _____



**G-5172 NORTH DORT HIGHWAY
FLINT, MICHIGAN 48505
(810) 787-5500 FAX (810) 787-8222**

May 24, 2019

President
7040 Woods West Drive
Flushing, MI 48433

Attn: Carol Mattoon
Re: Woods West Drive - 5" Mill and Fill

Eastern Asphalt Company, Inc. respectfully submits the following proposal for your review:

STANDARD DUTY ASPHALT PAVEMENT (approx. 44,018 sf.)

- 1.) Mill existing asphalt 5" in depth.
- 2.) Fine Grade existing aggregate base course.
- 3.) Furnish and place 3" 13A Bituminous Base course.
- 4.) Apply 0.10 gal/sy Bituminous bond coat.
- 5.) Furnish and place 2" 13A Bituminous Wearing course.
- 6.) Finish roll.
- 7.) Clean up work area.

LUMP SUM TOTAL \$147,814.00

Notes/Exclusions:

- A. Proposal is based on measurements taken at site visit.
- B. Not responsible for permits, bonds, traffic control & signage, testing and/or layout.
- C. We have not included allowances for stone placement, prices are for Milling, Grading, and Asphalt Paving only.
- D. No allowances included for undercutting of unsuitable Subgrade conditions. If subgrade (aggregate underneath asphalt) is unsuitable, there will be an additional \$50.00 per cubic yard to remove and replace.
- E. All work to be completed in the 2019 Construction Season. This represents one (2) Mobilization for entire project.
- F. Eastern Asphalt Company, Inc. may withdraw proposal if not accepted within (15) days.
- G. Construction Schedule--(5) Work Days/Weather permitting.
- H. Proposal is specifically for work identified above, no additional work shall be implied or inferred as incidental.
- I. We retain the right to refuse to perform our work on sub-standard and/or out of Spec. work by others. If such situation should arise the owner or their representative may issue a hold harmless agreement relieving Eastern Asphalt Co., Inc. of their warranty and allowing for compensation for any additional costs to perform this contract.

Thank you for the opportunity to quote on this project. If you have any questions, please call (810) 787-5500.

Respectfully,

William Fontana, Project Estimator
Eastern Asphalt Company, Inc.

Accepted by: _____
Title: _____
Date: _____



G-5172 NORTH DORT HIGHWAY
FLINT, MICHIGAN 48505
(810) 787-5500 FAX (810) 787-8222

May 24, 2019

President
7040 Woods West Drive
Flushing, MI 48433

Attn: Carol Mattoon
Re: Woods West Drive - Pulverize

Eastern Asphalt Company, Inc. respectfully submits the following proposal for your review:

STANDARD DUTY ASPHALT PAVEMENT (approx. 44,018 sf.)

- 1.) Pulverize existing asphalt drive.
- 2.) Fine Grade aggregate base course removing extra material as needed.
- 3.) Furnish and place 3" 13A Bituminous Base course.
- 4.) Apply 0.10 gal/sy Bituminous bond coat.
- 5.) Furnish and place 2" 13A Bituminous Wearing course.
- 6.) Finish roll.
- 7.) Clean up work area.

LUMP SUM TOTAL \$163,273.00

Notes/Exclusions:

- A. Proposal is based on measurements taken at site visit.
- B. Not responsible for permits, bonds, traffic control & signage, testing and/or layout.
- C. We have not included allowances for stone placement, prices are for Pulverizing, Grading, and Asphalt Paving only.
- D. No allowances included for undercutting of unsuitable Subgrade conditions. If subgrade (aggregate underneath asphalt) is unsuitable, there will be an additional \$50.00 per cubic yard to remove and replace.
- E. All work to be completed in the 2019 Construction Season. This represents one (3) Mobilization for entire project.
- F. Eastern Asphalt Company, Inc. may withdraw proposal if not accepted within (15) days.
- G. Construction Schedule--(7) Work Days/Weather permitting.
- H. Proposal is specifically for work identified above, no additional work shall be implied or inferred as incidental.
- I. We retain the right to refuse to perform our work on sub-standard and/or out of Spec. work by others. If such situation should arise the owner or their representative may issue a hold harmless agreement relieving Eastern Asphalt Co., Inc. of their warranty and allowing for compensation for any additional costs to perform this contract.

Thank you for the opportunity to quote on this project. If you have any questions, please call (810) 787-5500.

Respectfully,

William Fontana, Project Estimator
Eastern Asphalt Company, Inc.

Accepted by: _____
Title _____
Date: _____

QUESTIONS FOR CONTRACTOR for Repair Work on Woods West Drive, Flushing, MI 48433

Please submit answers to Carol Mattoon, President, Woods West Condo Association
suncityarizona@yahoo.com, or 7040 Woods West Drive, Flushing, MI 48433

Red are Eastern's answers.

Yellow highlighting are notes taken by Carol Mattoon when walking the street with Will.

Date: 5/24/2019

Company: Eastern Asphalt Co. Inc

Contact Info:

Representative: Will Fontana

Phone: 810-787-5500

E-mail address: wfontana@easternasphalt.com

1. Based on the current state and age of the road, what are your short-term and long-term recommendations that we do to best manage the long-term health of the road?
 - Short term: **Keep the cracks filled, Mill 2" and Pave 2"**
 - Long term: **Full Depth Mill or Pulverize**
2. What is the likely price range to complete all recommended annual maintenance including but not limited to crack repair, seal coating, infrared repairs and other recommended services?

Seal Coating – approx. \$5500 + or –

Crack Filling – approx.. \$.75 cents per LF

Note: they subcontract this work out. CM

3. If all recommended annual maintenance is done, how many years will the road last?

It should be replaced this year or next. Road condition will never get better as is.

When he was here, he said the road was in good condition and we could wait a year or two before getting it milled. But he thought the milling should be done within the next 2-4 years. Of course, it all depends on the winters. Last year's winter was the "absolute worst", with it getting cold, then warm, then cold, etc. The best winters for roads are when it gets and stays cold all winter.

He said there is no guarantee about cracking, some do it in a year some ten years. But we don't have any big cracks which makes a difference. CM

4. Could the road be aggressively maintained and last 10 or 20 years or more?

With regular maintenance, it should last 10 years. With Michigan winters, there is no guarantee. The best way to get full life of a road would be to completely remove it or pulverize it and start from the base up.

5. Are there any new sealing or coating materials or technologies that are appropriate to improve the appearance or life of our road?

Not that I am aware of.

6. Is there evidence of any sub-surface deterioration or damage?

I only saw one area but it is unknown until you remove existing road.

Actually, he said 2 when he was here. One in front of Tafts, one in front of Shins. CM

7. What are the positives and negatives of Asphalt Milling vs. Asphalt Pulverizing/Stabilization? Would each be a possibility for our road?

Milling Positives: It is a cleaner, quicker job. More cost effective than pulverizing.

Milling Negatives: If asphalt base course is failed, it will need to be removed and replaced. If you only mill the Wearing Course, there is a great possibility all of cracks will return.

Pulverizing Positives: Brand new road and new aggregate base. Cracks will not reappear for greater time.

Pulverizing Negatives: More timely process, More dust and makes more of a mess. More expensive.

8. What is the cost for Asphalt Pulverizing/Stabilization? See Proposal

9. If you were to mill off the top of the road structure and replace the entire length of the road, what would be the cost to mill and replace? How many inches do you recommend? See Proposal. Full depth mill and replace is recommended.

10. What asphalt mixes are available and what cost for each.

There are several types of different mixes. I have priced your road using a 13A material, that is what the county uses on roadways. We can discuss different types and the prices of each at a later date.

11. What is the cost for other replacement options?

Milling or Pulverizing are the only options. Your road is too high on the curb to cap over the existing.

12. What is the cost to replacing the road bed (aggregate base/sub-base), if needed?

A rough number would be approx.. \$60,000

13. What is the current crown of our road? We understand 2% is a typical slope. Define in inches for each percentage of slope.

Approx 1.5% to 3%

14. What maximum and minimum slope are recommended for our road? How would you go about increasing the crown, if that's necessary?

I do not see a reason to increase the slope. If needed, we would place a wedge in the middle of the road prior to paving.

15. What are the benefits of increasing the crown from the current slope?

Benefits of increased crown would be water makes it to the curbs faster. If water already reaches the curb without problem, there is no reason to increase slope.

16. How many years immediately following a road replacement should we plan for zero maintenance expense? I would recommend getting it sealed a year or two after paving, road and crack filling as needed. When cracks are not filled, water gets under the asphalt and makes the aggregate soft, causing more cracks and problems

17. In years immediately following a road replacement, how much should be budgeted for maintenance?

Approx \$4000 to \$6000

18. How many years immediately following a road replacement should we expect to be a reduced maintenance cost before returning to current levels of annual maintenance?

It is recommended to seal every few years. This will increase asphalt life.

He told me every two years was too often. He said three to four years is pretty good. CM

19. Are there any health concerns residents should be aware of during use of any of the substances or processes for maintenance or road replacement?

There should be no health concerns.

20. What warranties or guarantees are given with the purchase and installation of a new road?

1 Year Warranty – Workmanship

- Will said 2" is sufficient except in front of Tafts and Shins. There it will need to be ground down and possibly stone put in there.
- I asked him about the two grates/storm basin repairs. He did not see anything wrong with them on the service and didn't recommend any repairs.
- He said if we wait until next year to mill the road, not to have the road sealed this year.
- I asked to see his work. He said a sub with similar roads and maintenance was Springbrook located on the corner of Miller and Morrish. Due to cost, they have been doing one road a year for the last 3 years. See Springbrook Dr, Mason, Elizabeth and Nemer Courts, Maya Lane. CM