

Village of Long Grove HOA Road Maintenance Workshop

February 29, 2016



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How long will my road last?

A New Roadway should last 15 yrs before general maintenance is required such as crack sealing or pavement patching. After 20 -25 yrs the roadway will likely require resurfacing.

A Properly Resurfaced Roadway should last 10-15 yrs before another resurfacing project is required. However, general maintenance may be required after 5-10 yrs.



Maintenance Required



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Maintained Roadway



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Resurfaced Roadway



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How often do I have to evaluate my
roadway?



Complete Initial Assessment

Have Pavement Cores Completed Once (approximately every 500')

Perform a Visual inspection of current roadway conditions annually.

Immediate Repairs (Spring)

Photo Inventory (annually)

Percentage of Roads needing patching

Other Repairs (crackfilling, resurfacing, curbs, storm structures)





What failures do I look for?

Cracking & Raveling



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Alligator Cracking



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Slippage



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Patching



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Edge Cracking



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Shrinkage



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Potholes



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Crack Sealing



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Rutting

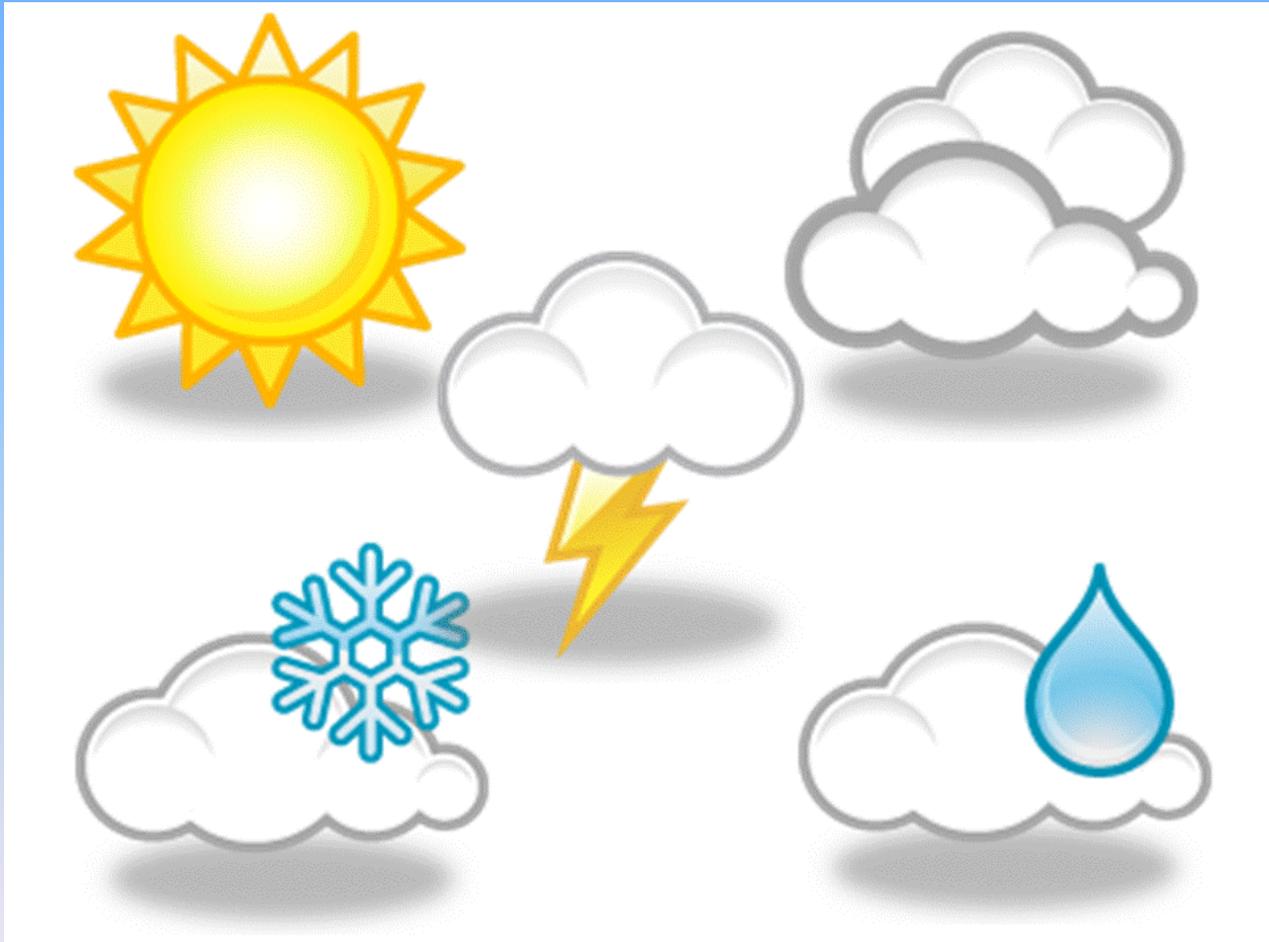


What impacts the life of a roadway?



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Weather



Freeze-Thaw



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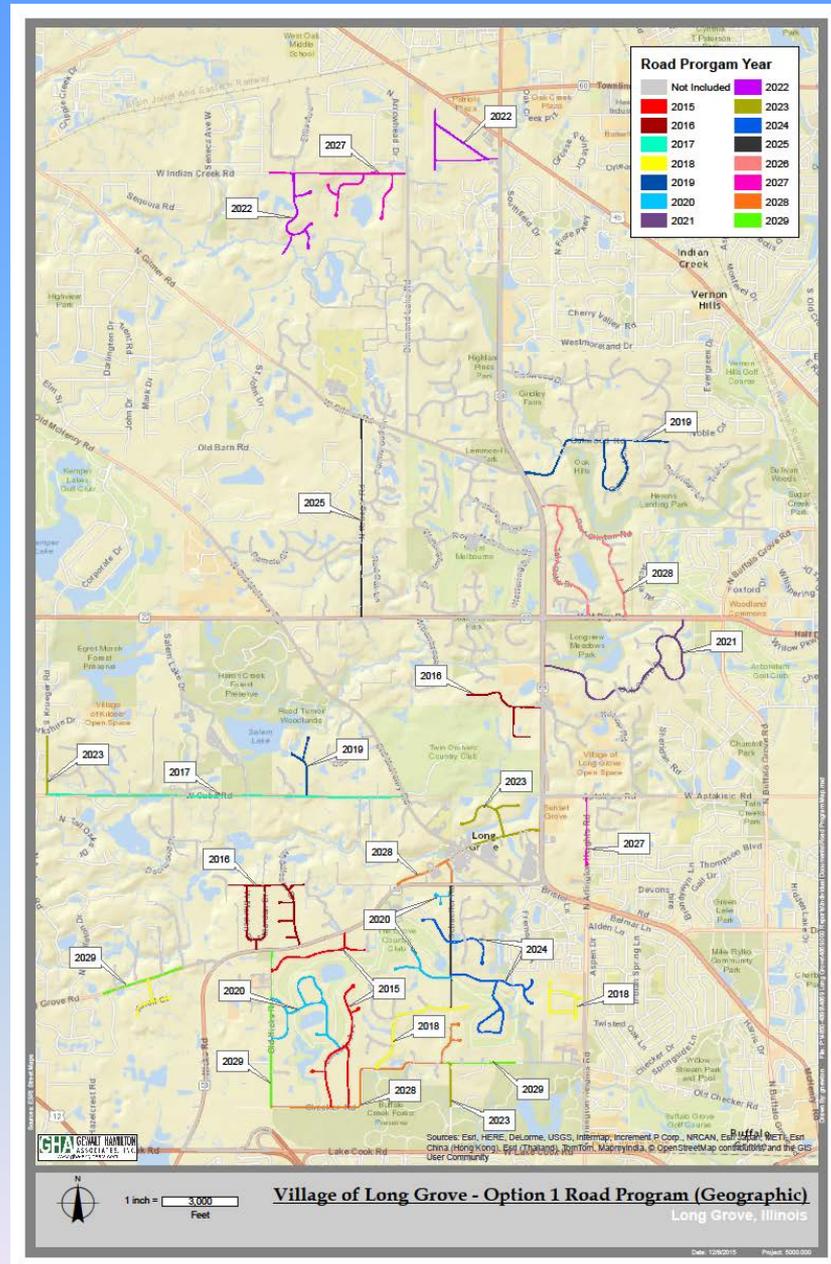
Maintenance



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Create a Plan and Budget

\$1 spent today is \$1.05 saved tomorrow



What are the budgeted costs for full width roadway maintenance?

Option #1 – Full Depth Reclamation with Cement Stabilization and 2” Asphalt Resurface

\$232k per lane mile (\$33 SY)

Option #2 – 2” Mill and Resurface with Pavement Patching

\$246k per lane mile (\$35 SY)

Option #3 – Pavement Patching and Resurface with No Mill

\$260k per lane mile (\$37 SY)

Option #4 – Full Depth Reclamation with New Asphalt Base and Surface

\$239k per lane mile (\$34 SY)

Option #5 - Full Reconstruction

\$500k per lane mile (\$71 SY)

Additional Maintenance:

Roadway Patching

\$35k per lane mile (\$50 SY)

Summary

Assess the Conditions of the Roads

Complete Necessary Safety Repairs Immediately

Create Short Term and Long Term Budgets (Use a minimum 5% inflation rate)

Develop Plans and Specifications to Maximize Return on Investment

Try to Develop Plans and Specifications with other HOA's (aggregate bidding reduces costs)

Make the Project Worthwhile for a Contractor (leery of HOA's)

Pay for Project Oversight