

## Pavement Replacement



When the pavement has reached the end of its useful life, it will require a Replacement Program, which should include:

- **Roadway Evaluation**
  - Review the existing construction and condition
  - Extract asphalt core samples
  - Develop a Program that meets the Association's goals and budget
    - Phasing plan, if appropriate
    - Estimated costs for the roadway project
- **Develop Specifications**
  - Clearly defined scope of work for pavement replacement and ancillary work
- **Bid Solicitation**
  - Apples to Apples comparison
  - Contractor interviews and selection
- **Construction Observation & Administration**
  - Observe ongoing construction work
  - Weekly project meetings
  - Review Contractor invoices
  - Final inspections – punch lists

## Notes:

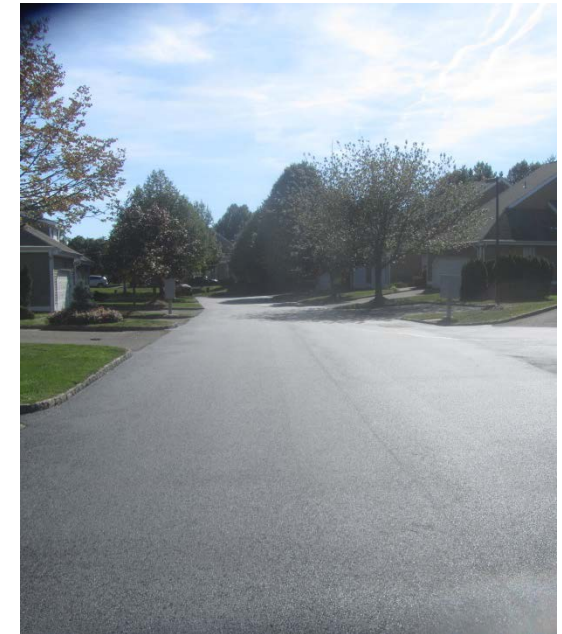
If you need assistance with assessing or addressing the condition of your roadways, give us a call.



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## A Guide for Pavement Maintenance & Replacement



## A Manager's and Board Member's Reference



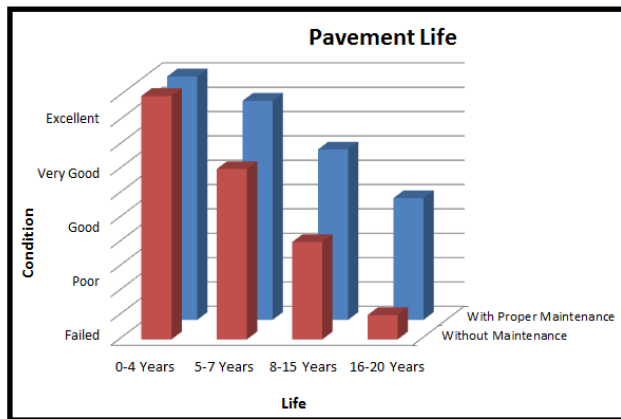
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# Roadways - Protecting your Investment

Roadways provide the main access for vehicles and pedestrians through the community. Asphalt roadways have a lifecycle that is affected by various factors such as original construction, weather, amount & weight of traffic, and most importantly, proper and timely maintenance.

Unsafe and unattractive roadways will reduce the property value of the community.

A well-constructed, properly maintained asphalt roadway can achieve a useful life of 15-20 years.



## Pavement Life

- Ages 0-4 years
  - Little to no maintenance required
- Ages 5-7 years
  - Minor maintenance required
- Ages 8-15 years
  - Major maintenance & patch repairs
- Ages 16-20 years
  - Major repairs or complete replacement

## Pavement Deficiencies

As the roadway ages, deficiencies in the condition of the pavement will occur, such as:



**Transverse & Longitudinal Cracks**



**Depressions**



**Alligator Cracking**



**Potholes**



**Upheaval of Pavement Surface**

## Maintenance Program

Performing regular maintenance to your roadways will prolong the useful life of the pavement and will ultimately reduce the repair and replacement costs throughout the pavement's lifecycle.

Maintenance Programs consist of:

1. **Crack Sealing:** The installation of a liquid asphalt based filler to prevent water migration through cracks.
2. **Patch Repairs:** Should be applied to areas of alligator cracking, potholes, depressions, upheavals, et cetera.
3. **Sealcoating:** The installation of a liquid asphalt based coating to help maintain or restore the flexibility of the pavement surface course, reduce water penetration and resist damage from gasoline and other harmful vehicular fluids.

A set of Specifications for the Maintenance Program should be developed. The Specifications should include material specifications, installation requirements, and performance standards that appropriately address deficient pavement conditions.