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UPDATED QUOTATION

March 31, 2016

To: Dan Kern
21616 230th St SE
Monroe, WA 98272

Phone: (360) 805-5598
Cell: (206) 714-2865
Email: kernconstruction@gmail.com

Re: Asphalt chip seal (bituminous surface treatment)

The following is a firm price for a single asphalt chip seal and chip seal patches on roads in the Cherry Ridge Estates Property Association, located in Monroe, WA. Materials will be applied with computerized application rates; liquid asphalt emulsion will be applied at 0.55 gallons per square yard (SY). 1/2" clean crushed rock will be spread at 30 pounds per SY. A twelve-ton roller will be used for compaction. The excess rock will be swept up upon completion. Work will be done according to WSDOT standard specifications.

Bid Option 1: Single Chip Seal on 5,000 square yards @ \$6.30 per SY = \$ 31,500.
+ Chip Seal Patches on 10% = 500 square yards @ \$6.30 per SY = \$ 3,150.
TOTAL Option 1 = **\$ 34,650.**

Bid Option 2: Single Chip Seal on 10,000 square yards @ \$4.10 per SY = \$ 41,000.
 + Chip Seal Patches on 10% = 1,000 square yards @ \$4.10 per SY = \$ 4,100.
TOTAL Option 2 = **\$ 45,100.**

Bid Option 3: Single Chip Seal on 15,000 square yards @ \$3.75 per SY = \$ 56,250.
 + Chip Seal Patches on 10% = 1,500 square yards @ \$3.75 per SY = \$ 5,625.
TOTAL Option 3 = **\$ 61,875.**

Bid Option 4: Single Chip Seal on 20,000 square yards @ \$3.40 per SY = \$ 68,000.
+ Chip Seal Patches on 10% = 2,000 square yards @ \$3.40 per SY = \$ 6,800..
TOTAL Option 4 = \$ 74,800.

Comments: One mobilization, signing, & insurance is included.

- Staging area needed for crushed rock (possibly near Dan Kern's driveway entry? Other ideas?)
 - There will be variances in the color and texture of the chip seal.
 - Quote based upon positive inspection. Owner to provide suitable access with no obstacles. Our equipment is designed for roadways, so we must stay 2 feet away from permanent structures to avoid damage.
 - Excludes moss killer, pothole repairs, any sub-grade and/or shoulder work.
 - Includes two complete sweepings before the chip seal (one month prior to the job and again the day before the chip seal) and once after each layer of chip seal.

- Payment will be based on actual square yard measurements; this estimate was put together with four different size options. Job size to be at least 90% of the "Single Chip Seal" size listed in the options above to utilize that option's price per SY.
- Chip seal patches are necessary in areas that have deteriorated or have significant cracking. Additional quantity of chip seal (or chip seal patches) can be purchased at the above square yard price.
- Additional sweeping should be done during and after the first Fall / Winter, as the road will shed some gravel. This could be done with a backpack blower, or we could quote a price.
- The Purchaser is responsible for obtaining all permits, if any are required.
- Please add sales tax to the total.
- Price based upon acceptance within 45 days; probable work date is June of 2016.
- Please call with questions. We need to layout and measure the amount of patching that is needed (an initial sweeping would be needed, so we can see the areas of distress), and double check the length of the roads.
- References are available, as we do most of the contracted chip sealing in Western WA.

Yours truly,



Tom Doolittle
Doolittle Construction
425-455-1150
DooCons@aol.com

Dan,

The ideal time to chip seal is before a road starts to deteriorate. The cost in the long run will be less and the road will be in better condition.

Portions of your road have deteriorated too far to be saved by a single chip seal, but if we use chip seal patches to double the thickness in several places, it will allow the treatment to last many years, until the next maintenance cycle. This is the most cost effective way to preserve the asphalt pavement. Cracks allow water to penetrate into the road structure, which can cause many problems if left untreated. The extra layer adds body and texture to the road, bridging over alligator type cracking, while remaining flexible. In most cases, chip seal patches perform just as well as hot mix asphalt (HMA) repairs, at a fraction of the cost.

The short entry road and the first half mile of 232nd need just a few patches, but most of the other roads need a considerable amount of patching. I recommend that another layer of chip seal (a chip seal patch) be applied to 10% to 20% of the roadway. Before that quantity can be determined, the roads will need to be swept.

Shown in the picture below is an area on 213th that has significant alligator type cracking.



There are many areas on the roads that are showing signs of similar distress that will require a second layer of chip seal (as shown in the photos below):





Any places with potholes (shown in the photo below) should have additional help. I would recommend that you patch these areas first, ideally with hot mix asphalt (HMA), or with "Easy Street" cold asphalt in a bag (or equal). Chip seal will follow the contours of the existing pavement; it is not suitable for smoothing or leveling uneven areas.



In order for the chip seal to make a good bond with the roads, they must be clean and free of organic material. If there are any areas of moss, I recommend spraying moss killer. We could work together on this; I will sweep the roads about a month before the project, to give you time to spray some moss killer prior (at least two weeks) to our installing the chip seal. I will then sweep it again just before the chip seal.

Many agencies apply chip seals on 7-10 year cycles. It is possible for them to last longer, but the conditions need to be ideal. Maintaining the ditch lines, scraping the sod away from the shoulders, sweeping twice a year, and maintaining the seal on the road surface are key factors of achieving the 7-10 year service life.

Thank you for the opportunity to quote; please let me know if there are any questions.

Tom
425-455-1150
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