

Honeystone Road Maintenance Contracting Specifications Knowledge Base March 2024

This document is a combination of HOA Board road maintenance knowledge from 2007, 2011, 2020 and 2024. It is intended to be used as lessons learned when contracting for road maintenance in the future.

Honeystone road paving bid requirements

- 1) We have 4.2 miles of roads. Specifics are shown below)
 - a. 20' width Honeystone Rd
 - b. 20' width Kendrick Rd
 - c. Remaining roads 18' width. Remaining roads are: Honeycrest, Honeyridge, Bessie, Micah, Mason, and Dunn
 - d. Include cul-de-sacs and intersections to current C&S edge
- 2) Provide adequate signage and warning devices consistent with motorist's safety
- 3) We need to specify the type of road being requested and any specifications pertaining to that resurfacing material.
 - a. Chip & Seal Specification
 - b. Asphalt / Blacktop Specifications:
 - i. 2" compacted commercial "C" hot-mix asphalt on all surfaces. Provide recommendations for additional thickness if needed based on observations
 - c. The road design and material must support multiple vehicles such as cars, buses, 10 ton dump trucks, garbage trucks, firetrucks, etc.
- 4) Clean all loose material from roadway and dispose of same
- 5) Recommend and bid any repairs or re-grading deemed necessary prior to paving
- 6) Apply SS-1 or equal primer (if applicable)
- 7) Feather pavement into all driveways
- 8) Price each road or street as a separate line item of your bid. Please provide square footage (or yardage) for each section. If there is a cost advantage of doing everything at one time, please provide that information along with pricing.
- 9) Insurance Requirements:
 - a. Contractor to provide proof of insurance upon contract acceptance
 - b. Contractor to provide lien waivers for materials
 - c. Contractor to have minimum of \$1,000,000 General liability insurance, workers comp coverage, any auto coverage, and provide Honeystone HOA as additionally insured. Would also prefer a waiver of subrogation, if possible.
 - d. Need a workman's compensation for either himself (1 man operation) or for his employees as well.
- 10) Contractor to provide written warranty against defects in materials or workmanship for a period of one year from completion of all paving

11) Crack Filling

- a. Last done in 2020 by McConnell & Associates. Cost was \$7345.00. Total of 11,300 Linear feet of sealing.

SOW is as follows:

Joints will be blown out with a high velocity blower and debris removed with the aid of steel bristle broom or other crack cleaning equipment, upon completion of crack preparation. Right Pointe Parking Lot Sealant (PLS) rubberized hot pour elastic crack sealer, will be used to fill the cracks and be followed immediately by a finish tool to level the material in a narrow band across the cracks. PLS shall be heated in direct fire kettle to a pouring temperature of 380 to 400 degrees Fahrenheit per manufacturer's specified recommendation.

Due to the nature of cracks, base movement, expansion and contraction, etc., no guarantee for crack fill work can be issued against reopening. Unless routing is involved, loss of surface crack filler can occur due to abrasion.

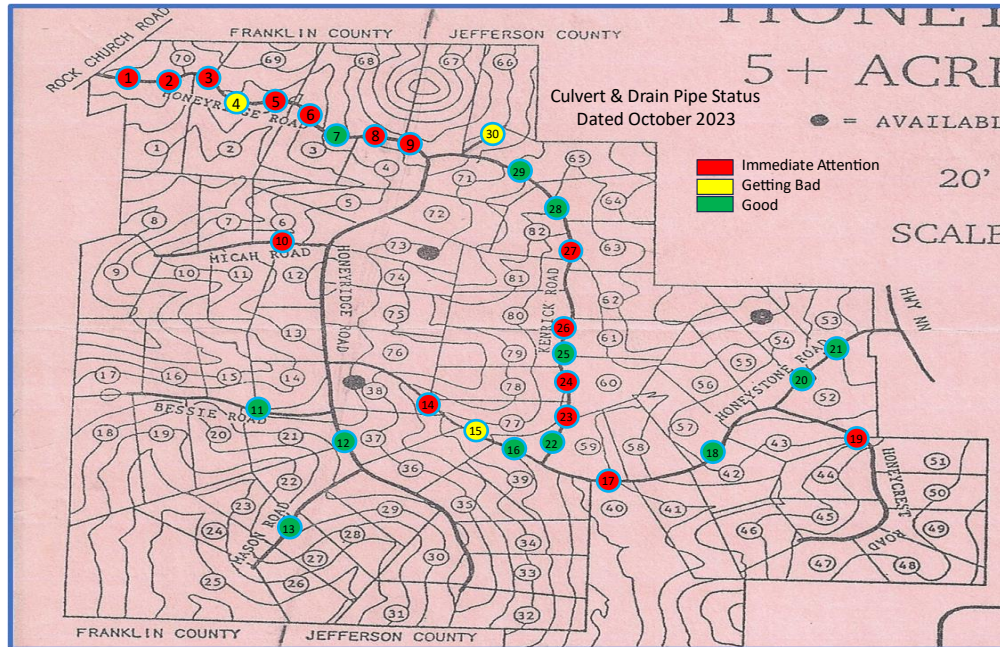
Culvert replacement Specifications

1. The 84 inch culvert design must have a life span of at least XX years. The remaining 5 large culverts (60 inch (Qty. 2), the 36 inch and the 24 inch culvert design should have a life span of at least XX years.
2. For all culverts, size and drainage capability must be maintained in order to meet Jefferson County / Franklin County requirements
3. The material used for the culverts must meet our design requirements and those requirements of Jefferson County / Franklin County.
4. Utilize CRP (Concrete Reinforced Pipe) for all Culverts 36" or larger
 - a. Current market pricing for CRP is more cost effective than HDPE(High density polyethylene). Both types of pipe are designed to last 40+ years. CMP has only proven to last 10-20'sh.
5. Utilize double wall HDPE or CRP is acceptable for culverts smaller than 36 inch. At the time of replacement, a decision should be made based on current market cost for each type. Currently HDPE under 36" is about 40-50% cheaper than CRP. Around 36" the price is very similar. Above 48" CRP becomes a better value.
6. Place large Rip Rap stone at both head and tail of pipe.
7. Restore disturbed surrounding area with seed and straw as required by replacement activity.
8. Restore asphalt to existing standards as required by replacement activity.
9. Insurance Requirements:
 - a. Contractor to provide proof of insurance upon contract acceptance
 - b. Contractor to provide lien waivers for materials
 - c. Contractor to have minimum of \$1,000,000 General liability insurance, workers comp coverage, any auto coverage, and provide Honeystone HOA as additionally insured. Would also prefer a waiver of subrogation, if possible.
 - d. Need a workman's compensation for either himself (1 man operation) or for his employees as well.
10. Insurance coverage that would include our subdivision while the work is being done.
11. Attempt to get a waiver of subrogation.

Road information:

<u>Road Name</u>	<u>Road Size (Square Yards)</u>
Honeystone	5022
Honeyridge	2920
Honeycrest	3510
Kenrick	2004
Dunn	694
Micah	2611
Bessie	3197
Mason	2704
Total	17640




Culvert Inspection Information



Honeystone Association
Culvert / Drainage Ditches Status / Legend

Number	Size (Inches)	Status	Notes
1	18	Red	Rusted
2	18	Red	
3	18	Red	
4	18	Yellow	
5	18	Red	
6	36	Red	
7	18	Green	Clean Out
8	18	Red	Rusted Inlet
9	18	Red	Rusted Entry / Clean out
10	18	Red	Rusted
11	18	Green	Clean Out
12	18	Green	
13	18	Green	Clean Out – end clogged
14	18	Red	
15	18	Yellow	Clean Out
16	18	Green	Clean Out
17	84	Red	
18	18	Green	Clean Out

19	24	Red	
20	18	Green	
21	18	Green	
22	18	Green	
23	18	Red	Metal Chipping
24	18	Red	Rusted Out
25	18	Green	Clean Out needs rock
26	60	Red	
27	60	Red	
28	18	Green	
29	18	Green	Clean Out and rock
30	18	Yellow	Bric Brak / rock

	Immediate Attention
	Getting Bad
	Good

Road Inspection Guidelines
(from October 18, 2013)

1. Maintain road sealing every six to seven years depending on wear and tear of roads. This is dependent upon weather, the type of traffic and how much traffic utilizes the road system.
2. The Board will inspect roads for damage annually.
 - a. Road condition is everyone's concern. If a lot owner sees a problem, report it to the board.
 - b. Board will note areas that require immediate repair and make arrangements for the needed improvement.
 - c. Board will note areas that may require repair in the future and regularly check on the condition of the area.
3. Review finances at the end of the fiscal year to determine if additional payment to principle is possible. (This was only needed since a bank loan was obtained for road repair at the time.)