Pavement Assessment

BLDG NO: 10309  
8921 - 8957 FROST AVENUE  
BERKELEY, MO 63134  
2,811 SY Asphalt; 25,105 SF Concrete

Executive Summary

The subject building is a single story, office/warehouse facility with multiple tenants. The site parking contains two pavement sections with concrete present at receiving areas near the building and asphalt pavement present in the field of the parking lot. Drainage on the pavement and site appears to be fair, sloping generally from the west to the east where a culvert and piping collects storm water into the city's system.

Concrete pavement at the loading / receiving area(s) appears to be generally structurally sound and functional, but aged. Isolated areas in need of concrete patchwork were noted at this time and additional areas are anticipated to be required within the next five (5) years.

Asphalt pavement in the field of the parking lot appears to be in the mid-stages of it's service life at this time. Preventative maintenance is needed to protect the integrity of the pavement surface and to extend it's service life. It is recommended to seal all suitable surface cracking, replace distressed pavement areas with full depth patchwork and to re-stripe the parking lot within 2016. It is additionally recommended to anticipate contract costs in 2017 for re-application of sealcoating to the asphalt parking section. With continued proper maintenance the asphalt section should provide an additional five plus years prior to requiring resurfacing.

Capital Expense Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Asphalt Repair</th>
<th>Concrete Repair</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$12,000.00</td>
<td>$30,000.00</td>
<td>$42,000.00</td>
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<td>2017</td>
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<td>$0.00</td>
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<td>2018</td>
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<td>2019</td>
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<td>2020</td>
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<td>TOTALS</td>
<td>$42,000.00</td>
<td>$65,000.00</td>
<td>$107,000.00</td>
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</tbody>
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Pavement Repair / Maintenance Tickets

Date: July 5, 2016  
Inspector: Rich Branson

2016 REPAIRS:
- Replace distressed concrete pavement with new 8" reinforced concrete patchwork - 2,725 SF
- Replace distressed asphalt pavement with new full depth (min. 4" compacted) HMA patchwork - 134 SY
- Seal suitable asphalt surface cracking with hot applied rubberized crack-filler - Allowance 1,000 LF

FORECASTED MAINTENANCE:
2017: Anticipate re-application of sealcoating material to asphalt pavement section
2018: No pavement improvements forecasted
2019: Anticipate additional concrete removal and replacement
2020: Anticipate additional asphalt patchwork and pavement repairs
20' x 60' Asphalt patchwork area

50' x 50' Concrete patchwork area