



## **SCS is like...**

Bringing a new employee on board to handle background logistics.  
Free up your team to... (imagine the possibilities!)

[SiteConsultingSpecialists.com](http://SiteConsultingSpecialists.com)

(714) 719 - 0134

# Who are we?

## Site Consulting Specialists

We are a full-service concrete, asphalt and ADA consultant agency. Our goal is to save you time and money on all your paving and concrete projects, while educating you on the best options for your properties. We help eliminate costs now and on future maintenance over the life of the asset.



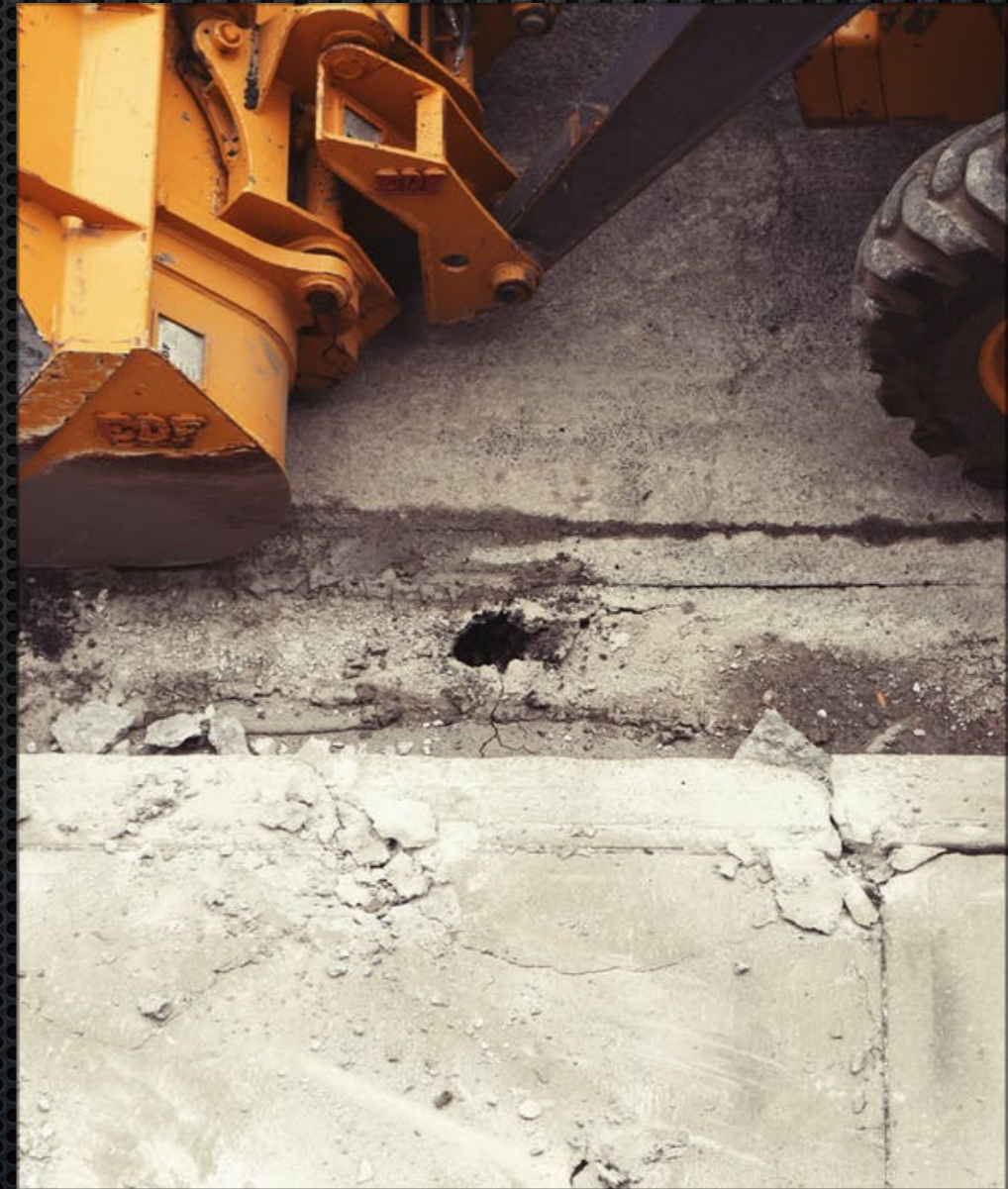
Scott Jolly - Owner



John Minock - Owner

# Who are you?

- What is your role?
- Who has overseen or been involved in a paving project? 5? 10?
- Do you have a paving project scheduled for 2019?



# Asphalt

## Mix Designs

- 3/4"
- 1/2", 1/2" fine
- 3/8", 3/8" fine
- Rubberized

## Typical Use

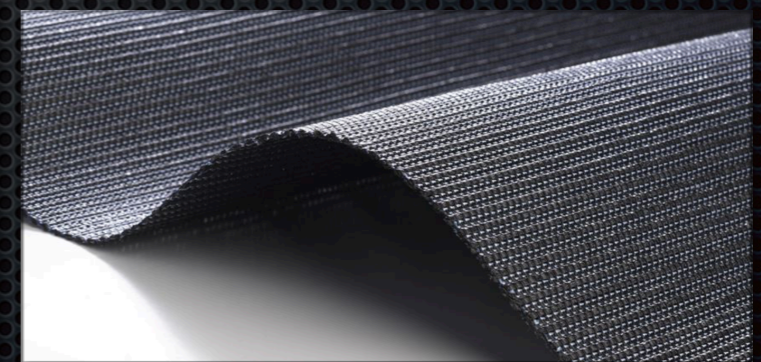
- Base Course & Heavy Traffic
- State Mix & Most Commonly Used
- Finish Surface & Resurfacing
- Roadways to reduce noise pollution



# Rock Base & Sub-Grade Treatments



- CMB vs CAB
- Cement/Lime Treatment
- Pulverization
- Mirafi Fabric



# Structural Deterioration - Alligatoring

- What does this mean?
- What can be done about it?



# Surface Deterioration - Unraveling

- What does this mean?
- What can be done about it?



# Transverse Cracking

- What does this mean?
- What can be done about it?





# Core Samples



- Know your asphalt thickness
- Base material and moisture saturation
- Previous Repairs vs. Original Asphalt

# Typical Repairs



- Remove & Replace
- Mill & Inlay
- Patch Repairs
- Seal Coat & Striping



# Drainage

- Overlays Increase Elevation
- Asphalt & Concrete Transitions
- Pervious, Permeable & Porous Asphalt & Concrete

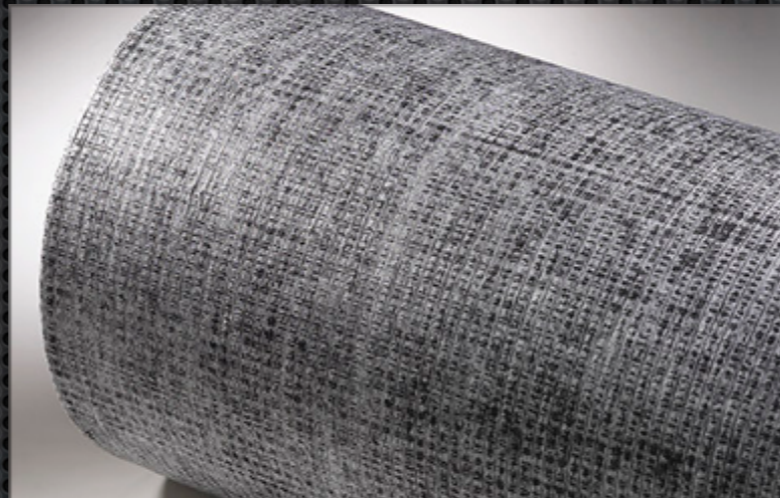


# Seal Coat

- Engineered as a 2-Coat Application
- 2nd Coat costs half the price and can double the life
- Seal Coat is a concentrated product that is supposed to be diluted by the contractor BUT no more than 15%



# The Future of Asphalt Maintenance



- Mill & Inlay scopes are replacing removal scopes
- Hot Mix vs. Cold & Warm Mix Asphalt
- The necessity to recycle asphalt materials will become more and more important



**PACIFIC  
GEOSOURCE**

## Case Study 90

**Project Name:**  
1300-1868 W Avenue D

**Location:**  
Lancaster, CA

**Date:**  
November 2016

**Product:**  
FORTA-FI®

**Owner/Developer:**  
Los Angeles County

**Asphalt Producer:**  
Vulcan Materials Company



**Description:**

LA County tested FORTA-FI® fiber reinforced asphalt vs conventional asphalt. North lane was paved with conventional asphalt and south lane was paved with FORTA-FI®. 2" overlay, no milling and standard 3/4" aggregate mix. The update photo was taken 5 months later on 4/28/2017.



For more information on Pacific GeoSource products, call 1.877.454.8096

# Construction Management

## **Scheduling Construction:**

- Coordination with tenants to minimize impact
- Phasing plan for construction

## **Monitoring Construction:**

- Confirm specifications are adhered to
- Confirm proper compaction is achieved
- Onsite decision making to minimize delays & change-orders

## **Material Specifications:**

- Ensure materials meet or exceed Greenbook specifications
- Testing material when necessary
- Collect weight tickets and calculate materials used



# Construction Management



## Calculating Tonnage:

- $(\text{Sq Ft} \times \text{Thickness (inches)}) \times .006 = \text{Tons of Asphalt}$
- $(\text{Sq Ft} \times \text{Thickness (inches)}) \times .00575 = \text{Tons of Rock Base}$

Why Tons vs. Sq. Yards?

## Calculating Gallons of Seal Coat:

What's Your yield? (15-25)

- $(\text{Sq Ft} / 1,000) \times \text{Yield} = \text{Gallons of Seal Coat Applied}$
- Testing of material by the manufacturer

## Calculating Cubic Yards of Concrete:

- $\text{Cu Ft} \times \text{thickness (feet)} / 27 = \text{Cu Yards Concrete}$
- Example:  $(10 \times 10) \times .5 \text{ feet} / 27 = 1.85 \text{ yards}$



# Weight Tickets

- Knowing the tonnage - Easily check against what was actually delivered

Shipping Location: SANTA ANA, CA 927  
714-546-0622

**Danger**  
Read important health information on reverse.  
**Peligro**  
Léase la información importante para la salud en el reverso.

RECEIVED BY:  *[Signature]* WEIGHMASTER: EDUARDO QUINONEZ

DATE: 11/13/2018 TIME: 10:10AM PLANT: 4948-221 SANTA ANA HMA TICKET NO: 19029201

**WEIGHMASTER CERTIFICATE** THIS IS TO CERTIFY that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

We make deliveries inside the curb line at the customer's risk only and accept no responsibility whatsoever for damage resulting from such deliveries.

**LIMITED WARRANTY AND WARRANTY DISCLAIMER:** Seller warrants for a period of one (1) year from date of delivery only that the material sold hereunder substantially complies with Seller's specification for said material or the specifications set forth in Seller's quotation. **SELLER HEREBY EXCLUDES ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PURPOSE, AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF THE MATERIAL SOLD HEREUNDER, OTHER THAN THE EXPRESS WARRANTY STATED ABOVE.** In addition, except to the extent otherwise set forth in the specification described above, Seller makes no warranty whatsoever with respect to specific gravity, absorption, whether the material is innocuous, non-deleterious, or non-reactive, or whether the material is in conformance with any plans, other specifications, regulations, ordinances, statutes, or other standards applicable to customer's job or to sold material as used by customer. **SELLER SHALL IN NO EVENT BE RESPONSIBLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGE CAUSED BY NON-COMPLIANCE OF THE MATERIAL WITH SPECIFICATION, OR FOR ANY DEFECTS IN THE MATERIALS SOLD HEREUNDER.**

ALL SALES AND DELIVERS MADE SUBJECT TO SELLER'S GENERAL TERMS AND CONDITIONS. AS EVIDENCED BY SIGNATURE OR DEPARTURE FROM SELLER'S FACILITY. CARRIER ACKNOWLEDGES THAT CARRIER IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THIS VEHICLE'S TARE WEIGHT, AXLE WEIGHTS AND GROSS WEIGHT. CARRIER SHALL BE RESPONSIBLE FOR NOTIFYING SELLER WHEN ANY TRUCK OR TRAILER HAS BEEN OVERLOADED SO AS TO RENDER IT OUT OF COMPLIANCE WITH ANY APPLICABLE WEIGHT LIMITS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, CARRIER SHALL INDEMNIFY SELLER FOR ANY LOSS CAUSED BY OVERLOADING.

**TRUCK TARE AND GROSS WEIGHTS ARE DETERMINED WITH THE DRIVER IN THE VEHICLE.**

CUSTOMER: 218837	CK#: _____	CUSTOMER PURCHASE ORDER: PACIFIC RANCH	GOVT CONTRACT: OILADJ
ORDER: 584500	DISPATCH ORD. #: 25593	ZONE/MILES: _____	
DESTINATION: RANCH	O/ [FT] 19601 RANCH LANE / HUNTINGTON BEACH PACIFIC RANCH HOA HUNTINGTON BEACH 857-J5	PICKED UP OR DELIVERED: DELIVERED	
PRODUCT: 420808	ST3/8 M PG64-10	COMMENTS: BRIAN..714.732.9728	
TRUCK NO.: H07J2	LICENSE: 86807J2	CARRIER: WZC8	VEHICLE TYPE: B&D TRAN-C.BEHROSTAGHI-HW STRONG ARM-19
	TRAILER 1 ID: _____	TARE DATE: 11/13/2018	TARE EXPIRES: 11/21/2018
	TRAILER 2 ID: _____		

GROSS LBS	TARE LBS (Scale 1)	NET LBS	NET TONS	TONS TODAY	LOADS TODAY	FREIGHT TYPE L	AXLES
65,200	24,420	40,780	20.39	79.66	4		0
GROSS kg	TARE kg	NET kg	NET Mg	Mg TODAY	ARRIVE JOB	START UNLOAD	FINISH UNLOAD
					10:55	10:57	11:00

CASH SALE ONLY	MATERIAL	HAUL	Other	COD TOTAL	JOB TIME	DELAY TIME
PER TON			Tax			
TOTAL						

# Property Example - LA/LV Express San Diego

- Industrial Warehouse & Trucking Facility
- Extensive Damage to Asphalt & Concrete
- Engineered Plans Represented \$1M Investment
- Value Engineered Construction reduced costs to \$150,000
- Disposition & New Tenant Use



# Property Example - Muirfield, Hanover Park, IL

- Industrial Warehouse
- Extensive Damage to Asphalt & Concrete
- Original Contractor Bid \$210,000 - without seal
- After Core Samples, increased repair coverage and decreased cost to \$155,000 - including seal
- SCS evaluation and bid package completed in 3 weeks



# Questions

“When we ask the right questions, we succeed as a thinker, for questions are the force that powers our thinking.”

- The Foundation for Critical Thinking

- What's the budget?
- How long does it take to start a project?
- How long does it take to complete a project?
- What is the estimated life of these repairs?
- What other options are there?
- Do you self-perform the work?
- How can we minimize the impact to the tenant?
- What about ADA?
- At what point do we have to remove and replace?
- What is the best use of our money and why?
- Do we have to do this work right now?

# Thank You!

Phone calls and emails are always free.  
Don't hesitate to call or email with any questions you may have.



SITE  CONSULTING SPECIALISTS



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