



Project Report:

Total Asphalt and Tidewater Plantation

In 2008, Tidewater Plantation in North Myrtle Beach, South Carolina reevaluated its reserve study and found it was underfunded in asphalt reserves. In response, members of the board, management and the roads committee wanted to see if they could potentially spread the life of the dollars they had in reserve and put off resurfacing more than 8 miles of community roads, which would cost several million dollars.

The board began looking at other less costly options, including seal coating and rejuvenation, that could extend the life of their pavements and forestall an expensive repaving project. Total Asphalt and its pavement preservation approach – timely treatment with a rejuvenator – was an option those involved considered carefully. Total Asphalt was asked for a comprehensive condition survey on what the pavement need, said Chris Holland of the homeowners association’s property committee.

“The idea was to save us money in the long run, and to get the roads in a good condition so that we didn’t have to spend an arm and a leg,” Holland said.

Based on Total Asphalt’s physical inspection of the pavements and its asset management approach, Tidewater realized that its pavements were relatively structurally sound and there was a possibility of multiple rejuvenation treatments in a five-year cycle to significantly extend the service life of the pavement without the need to resurface.

The board sought outside opinion and was told there were a variety of rejuvenators and seal coatings, with seal coating ultimately rejected because it doesn’t become an integral part of the asphalt like the rejuvenator used by Total Asphalt, which penetrates the pavement surface and reconditions the binder, yielding a more flexible pavement closer to its original state.

Total Asphalt was chosen to do the work because its approach was far more cost-effective and the board had confidence in Total’s ability to do the job, according to Property Manager Jim Tufts.

“Here’s a process that makes all the sense in the world,” Tufts said.

Holland credited good customer service and the way Total Asphalt educated the board about the pavement preservation philosophy as important factors in awarding Total Asphalt the work. “Through physical observation and the evaluation of various treatment options, we were able to give them some serious cost benefit with our technology,” said Total Asphalt President Mike Leaman. “And while there was certainly value there, the real value was their embracing of the pavement preservation philosophy – the right treatment for the right pavement at the right time.”

Total Asphalt completed the work in early June 2010. "The crew did an excellent job. They knew what they were doing and they were professional," said Holland.

According to both Holland and Tufts, the response from Tidewater residents and board members was unanimous. "To a person, the people here are very pleased with it. The job turned out extremely well," Tufts said.

"I'm more excited about it now that I see it because it looks so good," Holland said. "We've gotten a lot of positive emails to the board from the residents. I would certainly recommend them. They did a fantastic job."

Post script:

As a result of the project and its asset management approach using the pavement preservation plan, Tidewater Plantation was able to increase their asphalt reserves from being 62 percent funded to 78 percent funded, Tufts said. Also, they were able to apply a \$6 reduction per resident in monthly contributions.