**Asphalt Milling & Paving Notification**

Schmidt Construction Company has been contracted to re-pave ALL CGC roads with an **ASPHALT MILLING & PAVING process**.

The work is scheduled to begin April 28th and should be completed by the end of May. **In the event that weather or other delays occur, we will reschedule the work and notify you of any changes.**

**The milling and repaving will proceed on the following schedule:**

 **Starting at the East side of CGC and moving West, all cul-de-sac roads, all Betts Lake roads, and Forest Keep Circle will be milled and repaved with 2” of asphalt first.**

 **Lastly, Preservation Trail starting at the East Gate and moving to the West Gate will be milled and repaved with 2” of asphalt.**

**“NO PARKING”** signs will be placed on each road ***about*** 24 hours before work will occur; please watch for them and make sure that your vehicles or any guest or service provider vehicles are NOT parked in these areas.

**All vehicles will need to be removed from the roads by 7:00AM on the date scheduled for your street to allow the contractors access to the area. The ASPHALT MILLING & PAVING process will require that your street be partially closed most of the day, so please make arrangements to park any vehicles you need outside the work area. Every effort will be made to have the street open by 5:00PM of the day the work is performed.**

We hope these requests will not create an inconvenience for you and appreciate your patience as we repair the street near your home.

**Frequently asked questions about ASPHALT MILLING & PAVING:**

**Q: What is Milling and Paving?**

A: The process of using a milling machine to grind off the top layer of old asphalt and paving a new layer of asphalt with a paving machine. The Milling Process comes first and usually takes 1 -2 days. Asphalt paving will follow later, sometimes 1 – 2 days after milling.

**Q: What time will you be on my street?**

A: We may work on several streets a day and cannot give an exact time. We ask that all vehicles be moved by 7:00AM on the scheduled day. Crews will be notifying residents of daily work on their street with a door hanger providing more information.

**Q: Where can I park my car?**

A: Other streets in your area may be repaired at the same time as yours. Watch for “NO PARKING” signs on the street before leaving your vehicle. Vehicles can remain parked in your driveway or garage.

**Q: How soon can I drive on my street?**

A: Traffic may drive on the milled surface immediately after all equipment and traffic control devices are removed from the street. Asphalt pavement only needs a few hours to cool after final rolling before it is drivable. Please avoid driving on the fresh asphalt while crews, equipment, and traffic control devices are present. The site superintendent can help assist you in the event crews are working in front of your house.

**Q: “NO PARKING” signs have been up for 24 hours, but no work has been done. Why?**

A: The primary reason work is not done as scheduled is weather. However, breakdowns in construction equipment may have occurred.

**Site Contacts:**

**Site Superintendent: Brandon Klasing (719) 510-6634**

**Schmidt Construction Company Main Office: (303) 660-0439**

We also ask that you contact us to make special arrangements to accommodate special medical or transportation needs during any time the work is being done.

**PLEASE BE VERY MINDFUL** **of flaggers, work crews and machinery on the roads during this maintenance project.**

**PROJECT HISTORY AND EXPECTATIONS**

This project is being contracted because the Reata South Metro District (RSMD) recognized the deterioration of the existing roadway surfaces within CGC and the additional costs that would be forthcoming if significant repairs were not made.  The roads are 18 years old and reaching the expected life for these types of roads. The RSMD reached out to multiple contractors to review the existing roadway surfaces and provide recommendations to repair the roadways and provide an estimate of costs.

The methodology recommended by all contractors was to mill the existing asphalt surface and repave with 2” of asphalt pavement.  The RSMD carefully considered other options, but this methodology was the only option that would address the existing problems and fit within the budget.

A competitive bidding process was established with legal review.  Schmidt Construction Company was the low and responsive bidder on this project.

Prior to putting this project out to bid, a concern with the RSMD was reflective cracking through the new roadway surface after 1 – 2 years.  Each contractor recognized this concern and offered different methods to address this issue, but no contractor was able to guarantee their work would not have reflective cracking.

The RSMD took additional time to meet with one of the world’s largest road contractors to discuss this project and listened to their ideas to repair the deteriorating roadway.  This contractor agreed with the methodology of milling the existing asphalt surface and repaving with 2” of asphalt pavement. They also recognized the potential of reflective cracking and had no cost-effective solution.

The CGC Homeowners can expect a much smoother, eye-appealing, and longer-lasting roadway upon completion of the work.  The RSMD is going to actively monitor the new asphalt paved roadway surface and pro-actively do pavement maintenance in the future to ensure the new paved roadways remain in the best condition possible.