



Project: Mangum Farms - Job #: 23-463  
 Company: Town of Stem NC  
 Contact: Lonnie Cole  
 Address: City of Stem  
 Phone: 919-939-6382  
 Email: lonnie.cole@stemnc.org

DATE: Friday, May 12, 2023  
 Proposal/Contract Submitted By:  
 Mike Habig  
 PO Box 1213  
 Garner NC 27529  
 919-520-5428  
 mhabig@Paving-Pros.com

WE HEREBY SUBMIT THE FOLLOWING PROPOSAL FOR CONTRACT FOR THE PROJECT ON THE PROPERTY LOCATED AT:  
 Mangum Farms; Old NC 75 at Fate Washington Road, Stem NC  
 Plan Date: [Unspecified] - Plan Revision: [Unspecified]

**SCOPE OF WORK**

	Quantity	Units	Unit Price	Total
<b>Asphalt Patch Repair</b> (Location) Ardmore • Saw cut perimeter area, excavate deteriorated asphalt to a depth of 3" and haul material off site • Compact exposed base. • Apply tack coat to any vertical edges. • Machine install NCDOT i19 binder mix asphalt to a compacted depth of 3" using vibratory rollers. • Apply tack coat between lifts.	165	SY	\$31.55	\$5,206.00
<b>Asphalt Overlay Procedure</b> (Location) Ardmore • Blow clean debris from pavement surface. • Apply tack coat to all vertical edges and existing pavement. • Machine install NCDOT S9.5B surface mix asphalt to a depth of 1.5" compacting with vibratory rollers. • Does not include any edge milling unless noted in proposal.	1730	SY	\$13.24	\$22,906.00
<b>Utility Adjustments</b> (Location) Ardmore Water Valves • Adjust utility nodes/lids.	2	EA	\$330.00	\$660.00
<b>Utility Adjustments</b> (Location) Ardmore Manholes • Adjust utility nodes/lids.	2	EA	\$330.00	\$660.00
<b>Traffic Control Services</b> (Location) Ardmore • Traffic Control	1	EA	\$1,650.00	\$1,650.00
<b>Asphalt Patch Repair</b> (Location) Ardmore • Saw cut perimeter area, excavate deteriorated asphalt to a depth of 3" and haul material off site • Compact exposed base. • Apply tack coat to any vertical edges. • Machine install NCDOT i19 binder mix asphalt to a compacted depth of 3" using vibratory rollers. • Apply tack coat between lifts.	790	SY	\$29.60	\$23,384.00
<b>Asphalt Overlay Procedure</b> (Location) Ardmore • Blow clean debris from pavement surface. • Apply tack coat to all vertical edges and existing pavement. • Machine install NCDOT S9.5B surface mix asphalt to a depth of 1.5" compacting with vibratory rollers.	2950	SY	\$11.70	\$34,515.00



- Does not include any edge milling unless noted in proposal.

<b>Utility Adjustments</b> (Location) Curbs, Manholes • Adjust utility nodes/lids.	6	EA	\$330.00	\$1,980.00
<b>Utility Adjustments</b> (Location) Curbs, Manholes • Adjust utility nodes/lids.	6	EA	\$330.00	\$1,980.00
<b>Traffic Control Services</b> (Location) Curbs • Traffic Control	2	EA	\$1,650.00	\$3,300.00
<b>Asphalt Overlay Procedure</b> (Location) Pavement • Blow clean debris from pavement surface. • Apply tack coat to all vertical edges and existing pavement. • Machine install NCDOT S9.5B surface mix asphalt to a depth of 1.5" compacting with vibratory rollers. • Does not include any edge milling unless noted in proposal.	550	SY	\$13.90	\$7,645.00
<b>Asphalt Patch Repair</b> • Saw cut perimeter area, excavate deteriorated asphalt to a depth of 3" and haul material off site • Compact exposed base. • Apply tack coat to any vertical edges. • Machine install NCDOT i19 binder mix asphalt to a compacted depth of 3" using vibratory rollers. • Apply tack coat between lifts.	525	SY	\$32.07	\$16,837.00
<b>Asphalt Overlay Procedure</b> • Blow clean debris from pavement surface. • Apply tack coat to all vertical edges and existing pavement. • Machine install NCDOT S9.5B surface mix asphalt to a depth of 1.5" compacting with vibratory rollers. • Does not include any edge milling unless noted in proposal.	4980	SY	\$11.55	\$57,519.00
<b>Utility Adjustments</b> • Adjust utility nodes/lids.	5	EA	\$330.00	\$1,650.00
<b>Utility Adjustments</b> • Adjust utility nodes/lids.	5	EA	\$330.00	\$1,650.00
<b>Traffic Control Services</b> • Traffic Control	3	EA	\$1,650.00	\$4,950.00

**TOTAL PROPOSAL**

**\$186,492.00**

Mobilizations included:  
 3 All Paving Equipment  
 1 Paver, Roller & Skid Steer  
 Additional at \$1000 each

**Exclusions:**

- No Surveying/Stakeout Included, PPI requires written approval of passing subgrade/stone compaction and will verify proper installation depths prior to asphalt installation. It is the responsibility of customer to provide stake out and off-sets for final elevation and edge of asphalt or concrete.
- Paving Professionals is not responsible for any permits
- We are not changing any existing grades and any existing drainage issues will not be corrected unless noted as part of the scope of work. We will affect positive drainage to the extent possible within the confines of the existing elevations and grades. We are unable to control "ponding" or "birdbath" areas.

**T.R. VERNAL PAVING**

6221 Mt Herman Road  
 Raleigh, North Carolina 27617  
 Phone: 919-782-6515  
 Fax: 919-741-4634  
 www.trvernalpaving.com

**Proposal Submitted To:** Town of Stem 5/17/23

Phone: 919-939-6382  
 Lonnie.cole@stemnc.org  
 Attention: Lonnie Cole  
 From: Lyn Bryan

**Job Name:** Stem subdivision  
**Job Location:** Richmond Run, Stem  
 Payment to be made as follows: Net 30 days  
 Proposal may be withdrawn within: 30 days

NCDOT Monthly Asphalt Price Index will be applied between bid date and placement date.

NCDOT Price Index for May 2023 is \$ 639.38.

- NOTE: #1:** Pricing is good for 30 days. Any proposal accepted after 30 days will be subject to new pricing.
- #2:** If your company submits a contract to TRV, TRV proposal must be signed and become part of the contract.

**Richmond Run**

4" I 19C asphalt patching	482 SY	\$26,494.23
Tar & Chip	5,000 SY	\$16,812.50
Pave 1.5" S 9.5B overlay	5,753 SY	\$62,683.83
2 Speed bumps		\$..1,943.80
Adjust 7 Man Holes		\$.....910.00
<b>Total</b>		<b>\$108,844.36</b>

**Ardnore**

4" I 19C asphalt patching	166 SY	\$10,456.60
Tar & Chip	1,605 SY	\$..5,979.75
Pave 1.5" S 9.5B overlay	1,605 SY	\$19,400.95
2 Speed bumps		\$..1,943.80
Adjust 7 Man Holes		\$.....595.00
<b>Total</b>		<b>\$38,376.10</b>

**Griffis Dr**

4" I 19C asphalt patching	173 SY	\$10,568.42
Tar & Chip	2,990 SY	\$10,863.75
Pave 1.5" S 9.5B overlay	2,990 SY	\$33,457.57
1 Speed bumps		\$....971.90
Adjust 5 Man Holes		\$.....650.00
<b>Total</b>		<b>\$56,511.64</b>

**Torrance**

Tar & Chip	810 SY	\$..2,966.13
Pave 1.5" S 9.5B overlay	810 SY	\$..9,428.34
Adjust 1 Man Holes & 2 Water valves		\$.....322.00
<b>Total</b>		<b>\$12,716.47</b>



# WORK ESTIMATE

Greenville, NC

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

1-800-DRIVEWAY

TO
Lonnie Coie, Mangum Farms
Ardmore Dr
Stem, NC 27851
<a href="mailto:lonnie.coie@stemnc.org">lonnie.coie@stemnc.org</a>
919-939-6382

230510-1	10 MAY 2023
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Subdivision roads appear on inspection to be improperly constructed with either subsurface rock being at an insufficient depth or insufficiently deep asphalt paving. It is our preliminary recommendation to rip out and replace all roads. Cheaper alternatives such as milling the top surface and repaving are possible but if the subgrade is the problem that must be fixed first.

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
Rip and replace, Ardmore (green)	13,300	SF	4.95	\$65,835
Rip and replace, Griffis & Torrance (purple)	35,900	SF	4.95	\$177,705
Rip and replace, Richmond Run (blue)	39,400	SF	4.95	\$195,030
<i>Thank you for your business!</i>	<b>TOTAL ESTIMATE</b>			-

Note: This estimate is not a contract or a bill. It is our best guess at the total price to complete the work stated above based on our initial inspection. If prices change or additional materials and labor are required, we will inform you prior to proceeding with the work.



# WORK ESTIMATE

Greenville, NC

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

1-800-DRIVEWAY

TO
Lonnie Cole, Mangum Farms
Ardmore Dr
Stem, NC 27851
<a href="mailto:lonnie.cole@stemnc.org">lonnie.cole@stemnc.org</a>
919-939-6382

230510-1	10 MAY 2023
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Subdivision roads appear on inspection to be improperly constructed with either subsurface rock being at an insufficient depth or insufficiently deep asphalt paving. It is our preliminary recommendation to rip out and replace all roads. Cheaper alternatives such as milling the top surface and repaving are possible but if the subgrade is the problem that must be fixed first.

Rip and replace	88,700	SF	4.95	\$439,065
<i>Thank you for your business!</i>	<b>TOTAL ESTIMATE</b>			<b>\$439,065</b>

Note: This estimate is not a contract or a bill. It is our best guess at the total price to complete the work stated above based on our initial inspection. If prices change or additional materials and labor are required, we will inform you prior to proceeding with the work.

Calvin Ray Paving Contractor, Inc  
 9205 BUD SMITH ROAD  
 WAKE FOREST, NC 27587 US  
 calvinraypaving@gmail.com  
 www.calvinraypaving.com

# Estimate



ADDRESS
Lonnie Cole
Town of Stem
PO Box 88
Stem, NC 27581

ESTIMATE #	DATE	EXPIRATION DATE
1148	05/31/2023	06/30/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>Asphalt Milling</b>	Mill asphalt streets in subdivision down 4 inches for new asphalt. Haul milled material offsite. Work to be done in 6 phases.	6	12,000.00	72,000.00
	<b>Asphalt Paving</b>	Pave (1) course of 19.0B binder course asphalt mix to a compacted thickness of 2 inches. 12,696 SY of streets	12,696	15.00	190,440.00
	<b>Asphalt Paving</b>	Pave (1) course of 9.5 surface course asphalt mix to a compacted thickness of 2 inches. 12,696 SY of streets	12,696	16.00	203,136.00
	<b>Traffic Control</b>	Provide necessary traffic control to close down roads and keep one lane of traffic open during time of repairs, when deemed necessary.	6	3,250.00	19,500.00
	<b>Mobilization Charge</b>	mobilization of all necessary equipment to job site.	1	3,500.00	3,500.00
	<b>General Terms and Conditions</b>	-All material and workmanship guaranteed for 1 year. All engineering, surveying, testing and permits are to be furnished by the owner. If any portion of the contract price is collected by or through an attorney at law after maturity, the purchaser agrees to pay reasonable attorney's fees equal to 15% of outstanding balance. -Calvin Ray Paving Contr. is not responsible for the cutting of any shallow buried telephone, cable, or communication lines. Any lines needing moving or repair will be the	1	0.00	0.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<p>responsibility of the home/business owner. A ticket for location service on lines will be issued before construction begins.</p> <p>-No subgrade work included in quote. Subgrade conditions are unknown.</p> <p>- All posts, chains, ropes, PVC pipes, etc. within 3 ft of edge of asphalt pavement to be removed before respective projects begin. If objects are not removed beforehand, they will be removed by Calvin Ray Paving Contractor and not placed back. Calvin Ray Paving Contr. will require access to shoulder of road (defined as area from center ditch line over to road or where center would be in absence of ditch) in order to complete requested work.</p> <p>- This quote is good for 30 days and based on material cost as of the written date. Jobs completed outside of 30-day window are subject to a surcharge based on the increase of material prices at the date of work.</p>			

Mangum Farms Repaving

(Torrance Dr, Griffis Dr, Armdale Dr, Richmond Run)

TOTAL

**\$488,576.00**

Accepted By

Accepted Date