

ECONOMIC JUSTIFICATION OF SEALCOATINGS

IT HAS BEEN THE CONSENSUS OF THE INDUSTRY AND PROPERTY OWNERS THAT SEALCOATING WILL SAVE REAL DOLLARS. AS SHOWN IN THE FOLLOWING TABULATION, THE COST SAVINGS WILL BE SUBSTANTIAL, IF THE PAVEMENT IS MAINTAINED ACCORDING TO STAR'S RECOMMENDATIONS. I.E. SEALCOATING EVERY 3 YEARS. UNSEALED PAVEMENTS WILL REQUIRE REPAIRS STARTING WITH SECOND YEAR AND AN INCH OF OVERLAY EVERY 7TH. YEAR.

ECONOMICS OF SEALCOATING				Cost/ Sq. Yard-CUMULATIVE		
YEAR	MAINTENANCE PERFORMED	CTPE/ SQ YD	UN-MAINTAINED	YEAR	Sealed	Unsealed
2006	BASE+ 2" ASPHALT	\$ 19.00	\$ 19.00	2006	19.60	19.00
	2 SEALCOATS	\$ 0.60		2007	19.60	19.18
2007	1ST. YEAR MAINTENANCE COST	\$ -	\$ 0.18	2008	19.60	19.54
2008	2ND. YEAR MAINTENANCE COST	\$ -	\$ 0.36	2009	20.50	20.00
2009	3RD. YR. MAINTENANCE COST+ 2 SEALCOATS	\$ 0.25	\$ 0.46	2010	20.50	20.75
	+ 2 SEALCOATS	\$ 0.65	\$ -	2011	20.50	21.70
2010	4TH. YEAR MAINTENANCE COST	\$ -	\$ 0.75	2012	21.55	22.79
2011	5TH. YEAR MAINTENANCE COST	\$ -	\$ 0.95	2013	21.55	37.29
2012	6TH. YEAR MAINTENANCE COST	\$ 0.35	\$ 1.09	2014	21.55	37.64
	+ 2 SEALCOATS	\$ 0.70		2015	22.75	38.31
2013	7TH. YEAR MAINTENANCE COST	\$ -	\$ -	2016	22.75	39.76
	1.5 INCH OVERLAY		\$ 14.50	2017	22.75	41.48
	(INCLUDES MILLING @ \$1.5/SQ.YD.)			2018	24.12	43.98
2014	8TH. YEAR MAINTENANCE COST	\$ -	\$ 0.35	2019	24.12	47.28
2015	9TH. YEAR MAINTENANCE COST	\$ 0.45	\$ 0.67	2020	24.12	51.10
	+ 2 SEALCOATS	\$ 0.75	\$ -	2021	25.07	70.30
2016	10TH. YEAR MAINTENANCE COST	\$ -	\$ 1.45			
2017	11TH. YEAR MAINTENANCE COST	\$ -	\$ 1.72			
2018	12TH. YEAR MAINTENANCE COST	\$ 0.52	\$ 2.50			
	+ 2 SEALCOATS	\$ 0.85	\$ -			
2019	13TH. YEAR MAINTENANCE COST	\$ -	\$ 3.30			
2020	14TH. YEAR MAINTENANCE COST	\$ -	\$ 3.82			
2021	15TH. YEAR MAINTENANCE COST	\$ -	\$ -			
	1.5 INCH OVERLAY+ 2 COATS OF SEALER	\$ -	\$ 19.20			
	(INCLUDES MILLING @ \$2.5/SQ.YD.)	\$ 0.95	\$ -			
TOTAL INSTALLATION & MAINTENANCE COST						
PER SQUARE YARD		\$ 25.07	\$ 70.30			
FOR AN AVERAGE PARKING LOT OF 10,000 SQ. YARD		\$ 250,700.00	\$ 703,000.00			
SAVINGS - FOR AN AVERAGE PARKING LOT OF 10,000 SQ. YD			\$ 452,300.00			

