

## **Request for Proposal – Asphalt Work**

Dunn Loring Village Homeowners Association is soliciting proposals for asphalt road repair work, crack filling, seal coating, speed bump replacement and painting (yellow curb, parking space line, speed bump, stop bar and reserve headers) and asphalt walk path repairs to be completed within the next few months with as much advance notice as possible. Work will need to be completed over several days to ease resident parking displacement issues. The Board of Directors of the Association will select a contractor for the project.

Any yardages given are estimates. The job will have to be field measured before submitting your proposal.

Contractor must provide certificate of insurance evidencing workers' compensation and employee's liability insurance as required by law and general liability insurance covering both public liability and motor vehicle liability.

Contractor should provide a 1 to 3-year warranty for defects in products and workmanship.

Contractor must complete the tables included with this RFP and include these tables with their submission.

**Proposals should be submitted by one of the following means (in order of preference) not later than August 8, 2014:**

**By email:**

[Poa-management@cox.net](mailto:Poa-management@cox.net)

**By fax:**

(703) 272-7730

**By mail:**

Terri Hillaert, *CMCA, AMS*  
Dunn Loring Village Homeowners Association  
c/o POA Management Associates, LLC  
9091 Wexford Drive  
Vienna, VA 22182

Questions? (703) 938-8761 or by email.

**Dunn Loring Village Homeowners Association**

229 townhomes located off Hilltop Road in the Dunn Loring/Merrifield area (Vienna, VA 22180). The two entrance streets into the community are Grovemore Lane and Andiron Lane. The section of Grovemore Lane between Hilltop Road and the intersection at Dellway Lane is VDOT owned and maintained and therefore not included in the scope of work.

**Scope of Work**

The designated streets and parking areas are highlighted in green on the enclosed map:

Dellway Lane east of Grovemore Lane  
All Stone Hollow Drive  
All Knollside Lane

All Andiron Lane

### **Asphalt Repairs in the Designated Area**

Areas in need of repair have been identified by management. The areas are shown on the attached map by number and that number has also been spray-painted on the street. Actual dimensions of repairs were not marked; contractor should use their expertise to determine the appropriate size of each area for repair. Additionally, small pot holes were not marked but should be identified by contractor and included for repair. If contractor finds additional areas which they believe warrant repair, then those items should be separately listed in the proposal to include detailed specifications (photos and measurements).

The work should include cut out, excavation, and removal of asphalt in the damaged areas listed in the proposal. After material has been removed the sub-grade will be compacted, the vertical edges will be tack coated using CRS2 emulsion; new asphalt will then be placed (up to a 5" depth) and compacted to a uniform texture. If actual depth needed is greater than 5", then provide price per sq. yd. per one inch depth. If sub-base is determined to be not compactable, provide price for dense graded aggregate upon approval by management.

### **Asphalt Crack Sealing in the Designated Area**

Crack seal asphalt pavement and joints by cleaning debris and grass from the cracks and sealing them with a hot applied rubberized crack sealer.

### **Asphalt Seal Coating in the Designated Area**

After blowing off debris, apply asphalt resin based coating to the designated areas (approximately 10,690 sq. yds). The coating used should be rubber fortified, containing 4 to 5 lbs. of sand per gallon. Two coatings will be applied.

### **Replace Six Asphalt Speed Bumps**

Replace six (6) asphalt speed bumps to VDOT specifications for residential areas at the following (existing) locations: 1. Andiron Lane at Knollside Lane; 2. Knollside Lane (south side) at Dellway Lane; 3. Approximately in front of 2784 Knollside Lane; 4. Grovemore Lane intersection (east side) at Dellway Lane; 5. Grovemore Lane (north side) at Dellway Lane; 6. Grovemore Lane (west side) at Dellway Lane of Andiron Lane.

### **Speed Bump and Stop Bar Painting**

Using yellow reflective paint, paint 6 speed bumps and 9 stop bars as shown on the attached map.

### **Yellow Curb Painting**

Remove old loose paint by power washing or mechanical abrasion. Using yellow reflective paint, paint all yellow curbs within the designated areas. Approximately 2,000 linear feet.

### **White Curb Painting**

Paint 270 reserve header boxes in white reflective paint on the curb at the head of each parking space.

Using 4" stencils and black paint, paint 270 reserve headers lettering on the curb in the format "RESERVED XXX" (XXX being the lot number to be provided).

### **White Curb Painting**

New item - In white reflective paint, T-marks (I---) to be painted on designated curbs for parallel parking. T-marks will be at 24' intervals and will end within 20 feet of an intersection. For intersections with a radius curbing, use the point that the curb radius transitions to the straight curbing as the start of the 20-foot measurement.

### **Parking Space Lines (on Asphalt)**

In white reflective paint, paint 4" wide, full-size parking space lines on the asphalt for all existing spaces in the existing configuration (approximately 287).

### **Asphalt Path Repairs**

Areas in need of repair have been identified by management. The areas are shown on the attached map by letter and the areas proposed for replacement are paint marked on the path from end to end. If contractor finds additional areas which they believe warrant repair, then those items should be separately listed in the proposal to include detailed specifications (photos and measurements).

### **Asphalt Path Addition**

Separately, provide cost to add a new section of 4' wide by approximately 60 feet long asphalt path at the end of Stone Hollow Drive (in front of 2750) to connect concrete sidewalk to existing asphalt path. New section to include appropriate sub base and asphalt to a depth of at least 2 inches. Final location of path to be agreed upon by HOA.

Dunn Loring Village HOA  
Areas Marked for  
Proposed Asphalt Repairs



Dunn Loring Village HOA  
Crack Filling and Seal  
Coating Area in Green



Dunn Loring Village  
Location of Speed  
Bumps to be  
Replaced and  
Painted

DUNN LORING  
VILLAGE SEC. 2

Dellway Lane

Stone Hollow Drive

Dellway

Grovermore Ln.

Stone Hollow Dr.

Dellway

Grovermore Ln.

Andiron Ln.

Knollside Ln.

Andiron Lane

Knollside  
Lane



Dunn Loring Village  
Location of Stop  
Bars to be painted  
on asphalt





Dunn Loring Village HOA  
Areas for Painting White  
T-Marks for Parallel  
Parking

Dellway Lane

Stone Hollow Drive

18

DUNN LORING  
VILLAGE SEC. 2



Andiron Lane

Knollside  
Lane

Dunn Loring Village HOA  
Map of Areas for Asphalt  
Path Repairs

m' area has standing water.  
Add 3, 4" PVC pipes under path  
w/ stones on both sides

C  
D  
B

DUNN LORING  
VILLAGE SEC. 2

P

L  
M

Dellway Lane

Stone Hollow Drive

I H G F E

Stone Hollow Dr.

K J

Grovenore Ln.

Dellway Ln.

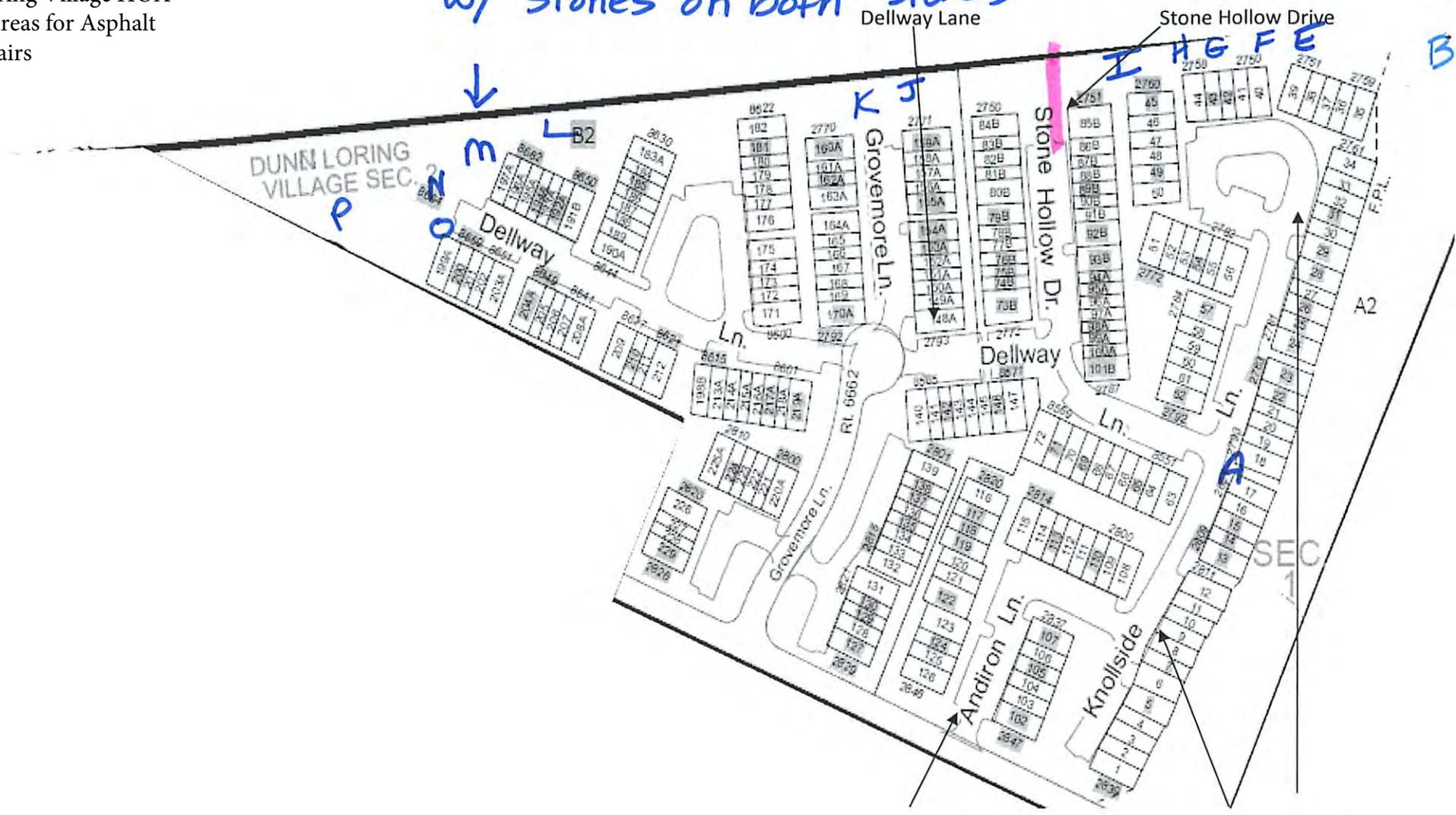
A2

A

SEC 2

Andiron Lane

Knollside Lane



Dunn Loring Village HOA  
 Details for Proposed Asphalt Road Repairs

Map Area	Area Description	Size of Area (ft. x ft)	Sq. Yds.	Price
1	center of Andiron Lane from approx. 2830 to 2840			
2	at 90 degree turn on Andiron Lane			
3	Andiron straightaway front of 2808			
4	2809 - 2811 Knollside Lane			
5	Reserved space 16 (1) front of 2803 Knollside Lane			
6	2771 - 2773 Knollside Lane			
7	2754 - 2756 Knollside Lane			
8	2782 Knollside Lane (front)			
9	2771 Knollside Lane			
10	Dellway Lane, west of Stone Hollow Dr.			
11	Reserved space 67 next to peninsula at front of 8559 Dellway Lane			
12	Dellway at Knollside closest to 2794 Knollside			

Dunn Loring Village HOA  
 Details for Proposed Asphalt Path Repairs

Map Area	Area Description	Size of Area (ft. x ft)	Sq. Yds.	Price
A	at front between 2801 - 2793 Knollside Lane			
B	at far back of 2761 Knollside Lane, heading back to playground along path. Where concrete section of path ends			
C	after concrete section in B above, heading towards creek (east)			
D	at footbridge on DLV side			
E	behind 2751 Knollside. Add 20' extension of small asphalt berm along-side path			
F	behind 2750 Knollside Lane			
G	behind 2756 Knollside Lane			
H	behind 2758 Knollside Lane			
I	at path intersection beside 2758 Knollside Lane			
J	side of 2771 Grovemore Lane			
K	end of Grovemore Lane at I-66			
L	behind 8658 Dellway Lane			
M	side of 8642 Dellway Lane (also add 3, 4" PVC pipes under path and stones on both sides)			
N	end of Dellway Lane at path turn behind tree at tennis courts			
O	at tennis court gate			
P	back corner of tennis court at playground where path splits			
Pink Line	Adding path at end of Stone Hollow Drive, front of 2751			

Dunn Loring Village HOA  
 Details for Other Proposed Work

Map Area	Description of Work	Unit of measure	Measure	Price
As marked	crack-sealing in proposed area	linear feet		
As marked	seal coating proposed area	square yards	10,690	
As marked	replace six existing speed bumps			
As marked	paint 6 speed bumps & 9 stop bars			
As marked	power wash & repaint yellow curbs	linear feet		
As marked	paint white T-marks			
As marked	paint 270 reserve space headers (white)		270	
As marked	paint 270 reserve space markings "Reserved XXX" - (black)			
As marked	paint parking space lines (4" wide in white)			