



Gary a. Robar
Publics Works Director
51 Buttonwood Road
Wyoming R.I. 02898



Road Evaluations 2025



Gary A. Robar

*Public Works Director
51 Buttonwoods Road
Wyoming, RI 02898
401-539-8474*

July 8, 2025

**Road Improvement Priority List
In No Particular Order**

Name	Length	Cost Estimate
Pinehurst Development	1.1 M 5800'	\$ 600.000.00
Wilbur Hill Development	1.5 M 7700'	\$ 450.000.00
Old Mountain Trail	2.1 M 11088'	\$ 700.000.00
Wood Road	2500'	\$ 300.000.00
KG Ranch Road	2.3 m 12144'	\$ 850.000.00
Cherry Lane	2200'	\$ 250.000.00
CNN (Dirt)	3000' **	\$ 350.000.00
Mill Road	850'	\$ 125.000.00
Colony 1691	4625'	\$ 425.000.00
Riverview Drive	2700'	\$ 300.000.00

** This requires a wetlands review, permitting and drainage engineering. Currently a dirt road.

These estimates are based on drainage improvements, tree removal, and base preparation with a reclaimed and re-pavement to a thickness of no less than 4" of asphalt.

Each road will go through an evaluation, materials list, and estimated time schedule prior to work being performed.

Pinehurst and Wilbur Hill have been placed on a high priority as residents have filed complaints and petitioned the town for expedited repairs due to poor pavement conditions.

Reclamation / Paving

Suggested



Reclamation / Paving

22' x 5280' = \$ 350,000.00

July 8' 20

Resurfacing

Application

Options

Single Chip Seal:

Oil and Stone 1/4" or 3/8" Smoother than 3/4"

\$ 3.16 a Sq Yd 5-10 Life Span

22' x 5280' = \$ 40,785.00

Double Chip Seal:

Oil and Stone 3/8" Down First Top with 1/4"

\$ 6.32 a Sq Yd 7-10 Life Span

22' x 5280' = \$ 81,570.00

Rubberized Chip Seal:

Emulsion. Rubber Asphalt Chip

\$ 6.50 a Sq Yd 8-12 Life Span

22' x 5280' = \$ 84,000.00

Ultra-Thin Bond Overlay:

Emulsion Bond Then 3/4" Overlay of Asphalt

\$ 7.50 a Sq Yd 8-15 Life Span

22' x 5280' = \$ 97,000.00

Micro Surfacing:

Emulsion Slurry Cold Mix Asphalt

\$ 5.40 a Sq Yd 6-8 Life Span

22' x 5280' = \$ 70,000.00

of

Fog Seal

Emulsion Diluted Asphalt Spray

Put Over Chip Seal

Roads Small Crack sealer

\$ 1.00 a Sq Yd

22' x 5280' = \$ 12,900.00

Micro

Also has Cement Aggregates

None of these other applications
would Bond have to grind @ end
of Life Time



Roads To Be Resurfaced

July 8' 2025

Road	Length	Cost Estimate
Shannock Hill Road	14260'	
Pine Hill Road	11720'	
Shannock Heights	4300'	
Highland Trail	1050'	
Taylor Court	820'	
Clearview Drive	1600'	
Smallpox Trail	5000'	
Corey Trail	1700'	
CNN Road	12840'	
West Shannock Road	5300'	

Cost Estimate: To be determined on finances and application options noted on next page RAO.

Pricing: As of 7-11-25 Liquid Asphalt \$ 635.00 Per Ton

Hot Mix / Top Coat \$ 86.00 Per Ton

Cold Patch \$160.00 Per Ton

Da-Lee Istarmac Permanent Road Repair 1 Skid 52 Pales and 12 spray cans \$ 2958.00
We don't use for Pot Holes Use for drainage. Storm grates that are collapsing.



Crack Sealing

Crack Filling

July 8, 2025

Road

Length

Buttonwoods Rd.	4200'	
Hillsdale Rd.	21200'	
Beaver River Rd.	11560'	
Kenyon Hill Trail (New)	6480'	
Fawn Dr.	1560'	
Meadowbrook Estates	6760'	
Shannock Hill Rd.	14260'	
Grey Stoke Development	7275'	
Oakland Rd./ Box Turtle	5930'	
Carolina Nooseneck	12840	

Crack Sealing

It is a long-term pavement preservation for active cracks that expand and contract with temperature. Also can last 3 to 8 years and is considered a permanent solution but more expensive.

Contractual Crack-Seal RIDOT Specs \$ 17.47 per gallon

Crack Filling

It is a more temporary fix for smaller non-working cracks and may last only 1 or 2 seasons

It's more of a band-aid and doesn't have the same flexibility.

We should start with the latest reclaimed/paved roads that has started cracking and seam separation.

**MATERIALS AND SERVICES BID 2025-2026
TOWN OF CHARLESTOWN**

<u>CONSTRUCTION MATERIALS</u> <u>ITEM AND VENDOR</u>	<u>COST PER UNIT</u>	
	<u>DELIVERED</u>	<u>PICKED UP</u>

COMPLETE CONTRACTUAL CRACK-SEAL

RIDOT SPECS

Sealcoating, Inc. d/b/a Indus

\$17.47 per gallon

EQUIPMENT

7-10 YD TRUCK

Cassisi II Landscaping & Construction, Inc. \$125.00

10-15 YD TRUCK

Cassisi II Landscaping & Construction, Inc. \$1,350.00

15-20 YD TRUCK

Richmond Sand & Stone, LLC \$100.00 per hour

Shoreline Gravel, LLC (18 cy Dumptruck) \$110.00 per hour

Cassisi II Landscaping & Construction, Inc. \$165.00 per hour

TRAILER DUMP WITH HORSE

Richmond Sand & Stone, LLC \$130.00 per hour

Cassisi II Landscaping & Construction, Inc. \$205.00 per hour

<4 TON BULLDOZER

4-6 TON BULLDOZER

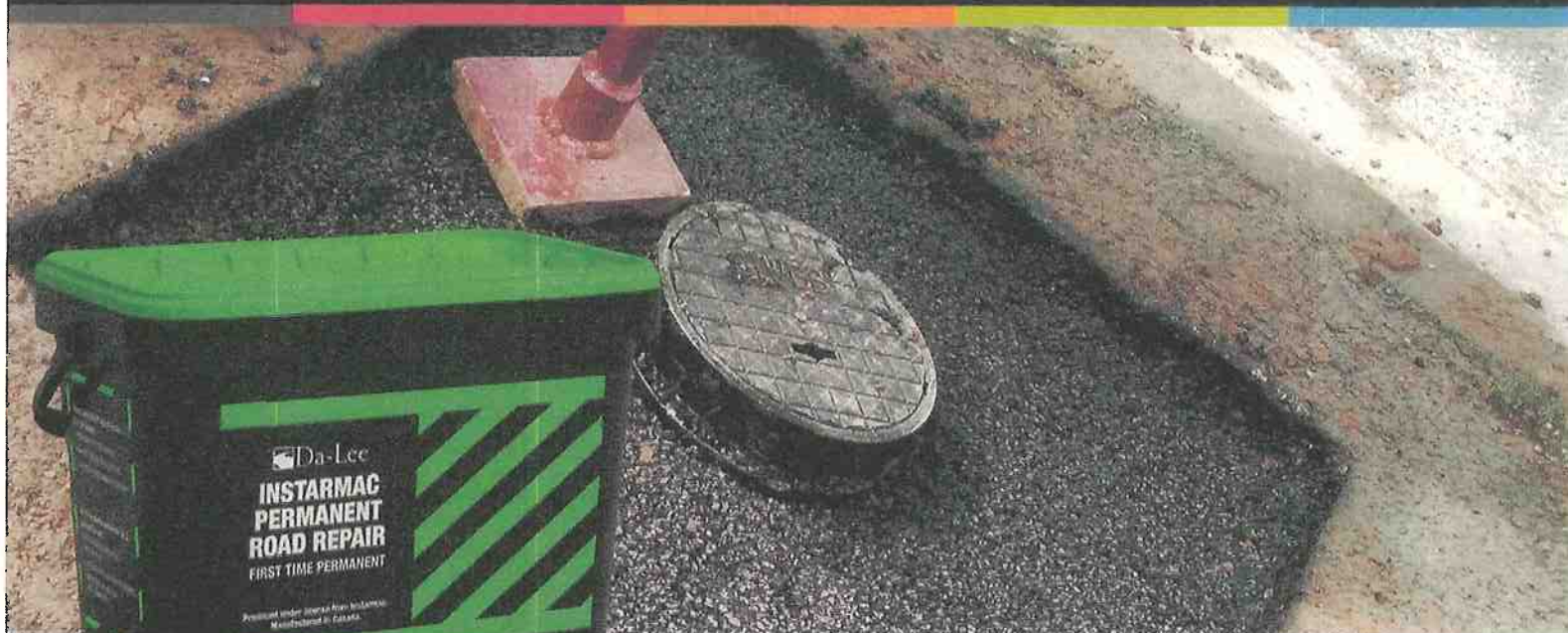
Shoreline Gravel, LLC (CAT D4) \$200.00 per hour Trallered Transport

Cassisi II Landscaping & Construction, Inc. \$285.00 per hour

>10 TON BULLDOZER

Shoreline Gravel, LLC (CAT D9) \$500.00 per hour Trallered Transport

Instarmac Permanent Road Repair



Applications

Instarmac Permanent Road Repair, is a Permanent Cold Lay Surfacing Asphalt Concrete for first time permanent repairs in asphalt. It offers the benefits of an instant, first time permanent restoration, which when compacted, can be trafficked immediately.

Technical

Instarmac Permanent Road Repair includes fully graded, high PSV interlocking aggregate as well as specially formulated bitumen, containing polymers and flexibilisers. It also forms part of the Instarmac Manhole Installation System.

Application for a Pothole Repair

1. Ensure area is clean from debris
2. Seal the pothole edges and substrates using Instarmac SCJ
3. Fill in hole with Instant Road Repair
4. Tamp down

Application for First Time Permanent Repairs

1. Saw cut a 'picture frame' around the repair or reinstatement area
2. Ensure the area is clear of debris
3. Seal vertical edges and substrate with Instarmac SCJ

Reinstatements requiring up to 4 inches in depth can be achieved by using the layer-on-layer method.

4. Apply the product to a depth of approximately 3 inches and compact to 2 inches in order to achieve your first layer.
5. Re-apply SCJ to vertical edges before a second layer of Instant Road Repair is applied
6. Repeat step 4 to achieve the 4 inch depth

Storage

Store inside above 41°F.

Shelf Life

Shelf life in correct conditions for sealed goods is 12 months. Delivered on shrink wrapped pallets.

Handling Guidelines

Instarmac Permanent Road Repair is manufactured and delivered within as short a time as possible to ensure fresh easy to lay material is supplied. It should be noted, if storage guidelines are not followed the material can appear stiff. By placing point load pressure on the bag, you will regain workability.

Health, Safety and Environmental

Please ensure that appropriate PPE is used when preparing, mixing and applying products. Always wash your hands before consuming food and make sure that materials are kept safely out of reach of children and animals. Please dispose of packaging and waste responsibly and in accordance with local authority requirements. A full material datasheet relating to this product is available from Da-Lee.

Quality Assurance

Our products are guaranteed against defective materials and manufacture, and will be replaced or money refunded if the goods do not comply with our promotional literature. We cannot however accept any liability arising from the application or use of our products because we have no direct or continuous control over where and how our products are used. All products are sold to our conditions of sale, copies of which can be obtained on request.

Technical Data

PSV	65
Colour	Black
Coverage	Approx 5ft ² at 1 inch compacted, depending on the surface regularity of the restoration.



Applications

Instarmac Permanent Pothole Repair® is a suitable solution for roads, pavements, driveways, airports and parking lots. The product can be trafficked instantly in wet, freezing and hot conditions and at the same time is compatible with the existing road surface. Instarmac Permanent Pothole Repair® can be applied at depths up to 2 inches. (Greater depths can be achieved by applying the layer-on-layer method).

Technical

Instarmac Permanent Pothole Repair® includes fully graded, high PSV interlocking aggregate and specially formulated bitumen and is supplied in recyclable 50lb containers.

Recommended Application

Pothole repairs can be achieved at any depth.

1. Ensure pothole is free of debris and standing water.
2. Apply Instarmac SCJ spray sealant to pothole edges.
3. Apply the product slightly proud of the pothole.
4. Compact with a hand tamper, or suitable mechanical alternative.

Storage

Store inside above 41°F.

Shelf Life

Shelf life in correct conditions for sealed goods is 12 months. Delivered on shrink wrapped pallets.

Handling Guidelines

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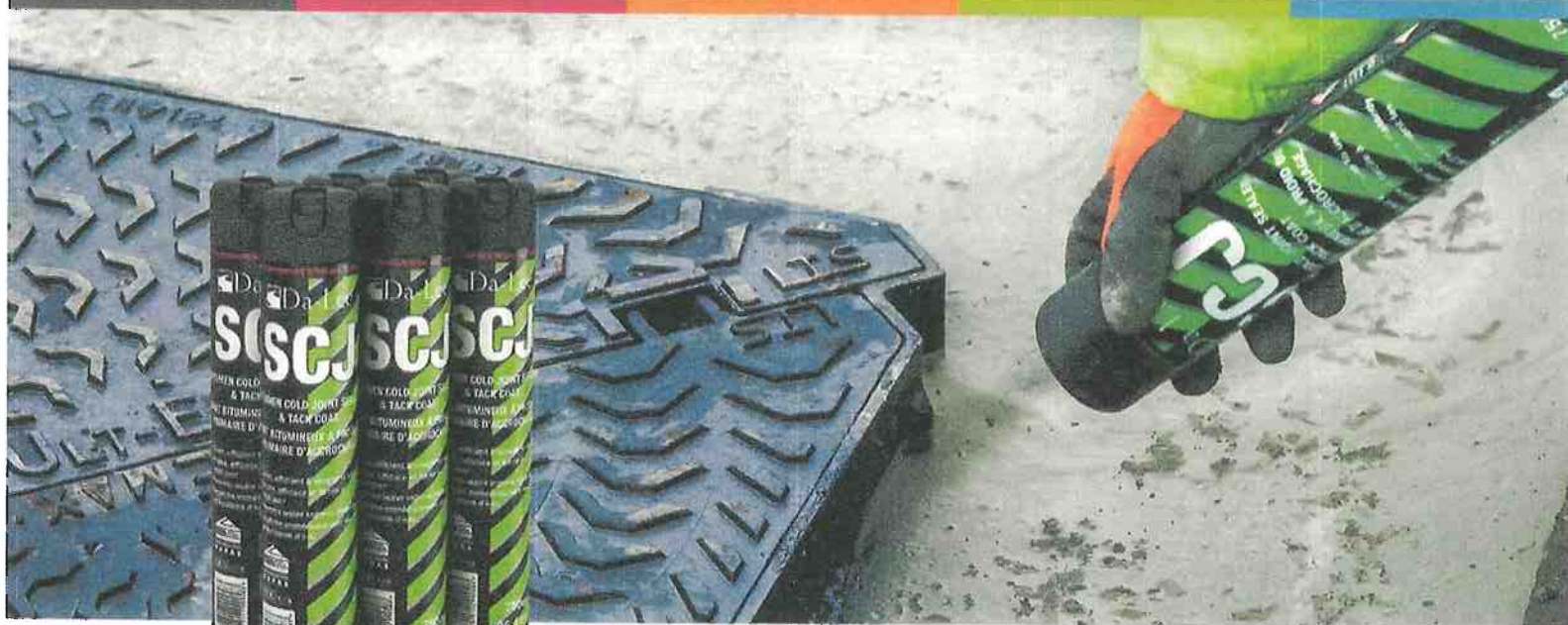
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Technical Data

PSV	60
Colour	Black
Coverage	Approx 5ft² at 1 inch compacted, depending on the surface regularity of the reinstatements.



Applications

SCJ is a bitumen cold joint sealer & tack coat spray that is applied onto vertical edges and the surface base before the application of asphalt. It will increase the bond of the material to the substrate and waterproof the area. This will significantly enhance the reinstatement's performance by preventing the ingress of water and freeze/thaw effect.

Technical

SCJ is supplied in 25 fl oz cans with the bitumen being discharged by inverting the container and pressing the spray button.

Preparation

Remove as much standing water and loose particles as possible prior to product application. The sealer can be applied to damp or dry surfaces.

Application

Hold the can tightly and shake vigorously before use. Invert the can and press the spray button. Cover the area to be sealed with long strokes from a distance of 7-10 inches working from the top downwards. Ensure that the entire surface is covered.

Cleaning

Point nozzle upward immediately after use and spray for a few seconds to clear it, taking care not to spray into wind. Failure to clean the nozzle after use could result in the aerosol becoming blocked rendering the product unusable.

Storage

Aerosol cans must NOT be exposed to direct sunlight or temperatures above 122°F. Store in a cool well-ventilated place.

Shelf Life

Shelf life in correct conditions for sealed goods is 12 months.

Health, Safety and Environmental

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Technical Data

Colour	Black
Unit/Packaging	25 fl oz can, 12 cans per box

Richmond Public Works

Major Road Improvements

Year	Road	Work Completed
2025	Pine Hurst Development	Drainage Reclamation & Pave
2024	New London Turnpike	1.3 Miles Reclamation & Pave
2024	Tefft Hill Road	Drainage Reclamation & Pave
2024	Wendy Lane	Drainage Reclamation & Pave
2024	Punchbowl Trail	Reclamation & Pave
2023	Tug Hollow Road	Reclamation & Pave
2023	North Road	Reclamation & Pave
2023	Bell School House Road	Reclamation & Pave
2022	Woodland Drive	Reclamation & Pave
2021		N/A - Covid
2020		N/A - Covid
2019	Wisteria Lane	Pave
2019	New London Turnpike Phase 1 from Dawley Park Road 1.2 Miles	Reclamation & Pave

Richmond Public Works

Major Road Improvements

Year	Road	Work Completed
2018	White Oaks Estates	Reclamation & Pave
2018	Kenyon Hill Trail Phase 2 from Cedar Hills to Independence Trail	Pave from 216 to Independence Trail 1.2 miles
2017	James Trail	Reclamation & Pave
2017	Buttonwoods Road	Reclamation & Pave
2016	Lewiston Ave	Reclamation & Pave
2012	Hillsdale Road Phase 3	Funded
2010-2011	Hillsdale Road Phase 1 & 2	Reclamation, Realignment Drainage, Retaining Wall & Guardrail
2010-2011	Beaver River Road	Reclamation & Pave, Drainage Improvements
2010	Beaver River Schoolhouse Bridge	Box Culvert, Guardrail & Pave
2010	Old Mountain (2200')	Drainage, Pavement
2010	Barber Lane	Overlay Pave
2010	Heaton Orchard	Reclamation & Pave
2009	Biscuit City Bridge	Install New Sub Structure Deck, Rail & Pave
2009	Shannock Hill Road Phase 3	Reclaim, Realignment drainage
2008	Tefft Hill Road (Dirt Phase 1 & 2)	Triple Chipseal
2008	Pleasant St	Overlay, Single Chipseal
2008	Old Kenyon Road (Dirt)	Triple Chipseal, Drainage
2008	OakLeaf Drive	Triple Chipseal
2005	Gardiner Road with Exteter	Reclamation, drainage & Pave (State Paid for Paving)
2004	Hoxie Road	Reconstruction, Drainage & Pave
2003	Meadowbrook Estates	Reclamation, Pave & Drainage
2003	Kenyon Hill Trail Section 3000'	Reclamation & Pave
2002	Corey Trail (Dirt)	Triple Chipseal

Route # 1 Truck #

Street Name	Length in Feet	Notes:
Anthony Road	870	
Beaver River Road	11,560	
Beaver River School House	3,330	
Clarke Trail	475	
Clearview	1,600	
Clearview Extension	2,900	* Emergency access between Punch Bowl
Drake Drive	1,100	
Delbonis Drive	1,100	
Ellen Brady	1,040	
Gristmill Lane	1,100	*Driveways in cul-de-sac are hard to locate
Heaton Orchard	7,600	
Kenyon School Road	2,900	Includes section across Rt. 2
Knowles Lane	1,750	
Lewiston Ave	6,000	
Link Lane	1,700	
Marvel Trail	700	
Punch Bowl Trail	10,000	
Rocky Way	600	
Sherman Ave	300	Dead End, not Turn Around
Small Pox Trail	5,000	
Woodmansee Court	900	
Old Usquepaugh Road	500	DOT Agreement

Total Miles 12.08

63,025
 5280 feet in
 11.93655303

Richmond Public Works
Snow Plow Routes

Updated: July 2025

Route # 2

Truck #

Street Name	Length in Feet	Notes:
Bass Rock Road	1,220	
Debra Drive	720	* No Turn Around
Denise Drive	900	
Downs Court	1,100	
North Road	6,800	
Pawcatuck View	1,500	
Richard Road	1,175	
Rose Court	1,050	
Shannock Hill Road	14,260	
Wendy Lane	1,600	* Turn Around is Not Paved
West Shannock Road	5,300	
Railroad Street	700	* Acquired from RIDOT

Total Miles

6.8

Richmond Public Works
Snow Plow Routes

Updated: July 2025

Route # 3

Truck #

Street Name	Length in Feet	Notes:
Amberly Court	1,050	
Blue Ribbon	1,380	
Bob White Terrace	720	
Bracken Hill	655	
Carolina Mill Lane	1,150	*Tight Turn Around, unpaved
Carolina Nooseneck	12,840	Paved Section
Cedar Hills	1,725	
Chesley Farm	1,800	
Crestmont	1,700	
Deer Run	2,400	
Dover	4,600	
Fairside Drive	1,960	
Foster Farm	1,812	
Greystoke Lane	970	
Jon Street	350	*No Turn Around
Kenyon Hill Trail	6480	Paved Section
Meadowlark Terrance	1,200	
Old Richmond Town HS	2,350	
Ox Pull	400	
Pine Hurst	1,300	
School House	425	* Use Caution, No Turn Around
Small Pond Road	2,400	
Susan	1,300	
Taylor Court	820	
Wilbur Hill Road	2,900.0	

54,687

5280 fe

10.35738636

Total Miles:

10.35

Route #4 Truck #

Street Name	Length in Feet	Notes:	
Barber Lane	800	No Defined Turn Around, Use Caution	
Beverly Lane	350		
Cards Farm Road	220		
Cemetery Lane	800		
Charito Drive	950		
Cherry Lane	2,200		
Coulter Drive	590		
Corey Trail	1,700		
Cul-De-Sac Drive	880		
Deerfield Drive	970		
Foley Drive	280		
Gobielle Drive	350		
KG Ranch Road	11,000		
Kaity Penny Drive	345	No Turn Around	51,446
Ledoux Drive	700		5280 feet per mile
Lamy Drive	620		9.743560606
Meadow Brook Road	3,000	Plow Dead End Section Past Last Driveway	
Meunier Drive	390	On Left, approx. 200'	
Mill Road	850		
Mill Street	380		
Old Kenyon Road	1,600		
Pine Haven Drive	902		
Pine Shadows Drive	2,070		
Pleasant Street	650		
Reis Drive	960		
Spring Brook Road	366		
Spring Green Drive	875		
Stilson Road	4,000		
Summit Road	1,050		
Tall Timbers Drive	2,790		
Theroux Drive	290		
Valley Lodge Drive	335		
Watson Drive	570		
Whispering Pines Road	1100		
Wildwood Court	413		
Wood River Circle	2300		
Wood River Drive	3600		
Total Miles:	9.4		

Richmond Public Works
Snow Plow Routs

Updated: July 2025

Route # 5

Truck #

Street Name	Length in Feet	Notes:
Baker Pines	4,250	
Bell School House Road	2,800	Turn Around last drive on right (Exeter)
Dawley Park Road	5,775	
Gardiner Road North	10,900	Camelot Est. to Our Kids Farm (Exeter)
Hoxsie Road	5,350	
Job Drive	2,000	
King Arthur Drive	1,250	
Knight Count	770	
Lancelot Court	1,635	
Morning Road	1,400	
New London Turnpike	13,730	Remember the dead end section.... Plow Past the Driveway
Rocky Pine Road	485	
Round Table Court	900	
Tefft Hill Road	5,150	
Tug Hollow	3,175	
Tulip Drive	712	
Twilight	980	
Westview	436	
William Reynolds Firm	1,300	
Wisteria Lane	1,210	
Wood Road	2,300	

66,5

52

12.596212

Total Miles:

13.7

Richmond Public Works
Snow Plow Routes

Updated: July 2025

Route # 6

Truck #

Street Name	Length in Feet	Notes:
Acorn Trail	1,050	
Boxwood	1,200	
Carolina Nooseneck	3,000	
East Acorn	470	
Fox Ridge	2,400	
Hunter Lane	475	
Gardiner Road South	5,380	Turn Around # 295 (Exeter)
Hillsdale Road	21,200	
James Trail	11,000	
Oakland	4,730	
Oak Hill Road	750	
Old Mountain Road	11,200	
Red Oak Drive	2,780	
White Oak Drive	3,000	
Wolf Court	800	

69.

5

13.15056

Total Miles:

13.2

Richmond Public Works
Snow Plow Routes

Updated: July 2025

Route # 7

Truck #

Street Name	Length in Feet	Notes:
Crestwood Drive	2,600	
Dawn Lane	2,175	
Fairway Lane	1,088	
Fawn Drive	1,560	
Highland Trail	1,050	
Kenyon Hill Trail	7,550	
Loop Street	635	
O'Keef	1,060	
O'Reilly	1,260	
O'Shay	1,100	
O'Sullivan	500	
Paddle Point	415	
Pleasant Street	860	
Pine Hill Road	11,720	
River View Drive	2,700	
Sandy Pond Road	4,900	
Woodland Drive	500	

41

5

7.892613

Total Miles:

9.5