

## The Economic Justification of Sealcoatings

It has been established over 6 decades that sealcoatings protect and preserve asphalt pavements, while saving real dollars. As shown in the following tabulation, the cost savings will be substantial if the asphalt pavement is sealcoated according to manufacturer's recommendations, i.e. sealcoating every 3 years. Unmaintained pavements will require repairs starting with the 3rd year and an inch of overlay every 7th year.

Year	Description of the Maintenance Performed	RTS/ SQ YD.	UN-MAINTAINED
2010	BASE+ 2" ASPHALT	\$19.00	\$19.00
	2 SEALCOATS	\$0.60	
2011	1ST. YEAR MAINTENANCE COST	\$0.00	\$0.18
2012	2ND. YEAR MAINTENANCE COST	\$0.00	\$0.36
2013	3RD. YR. MAINTENANCE COST+ 2 SEALCOATS	\$0.25	\$0.46
	+ 2 SEALCOATS	\$0.65	\$0.00
2014	4TH. YEAR MAINTENANCE COST	\$0.00	\$0.75
2015	5TH. YEAR MAINTENANCE COST	\$0.00	\$0.95
2016	6TH. YEAR MAINTENANCE COST	\$0.35	\$1.09
	+ 2 SEALCOATS	\$0.70	
2017	7TH. YEAR MAINTENANCE COST	\$0.00	\$0.00
	1.5 INCH OVERLAY		\$14.50
	(INCLUDES MILLING @ \$1.5/SQ.YD.)		
2018	8TH. YEAR MAINTENANCE COST	\$0.00	\$0.35
2019	9TH. YEAR MAINTENANCE COST	\$0.45	\$0.67
	+ 2 SEALCOATS	\$0.75	\$0.00
2020	10TH. YEAR MAINTENANCE COST	\$0.00	\$1.45
2021	11TH. YEAR MAINTENANCE COST	\$0.00	\$1.72
2022	12TH. YEAR MAINTENANCE COST	\$0.52	\$2.50
	+ 2 SEALCOATS	\$0.85	\$0.00
2023	13TH. YEAR MAINTENANCE COST	\$0.00	\$3.30
2024	14TH. YEAR MAINTENANCE COST	\$0.00	\$3.82
2025	15TH. YEAR MAINTENANCE COST	\$0.00	\$0.00
	1.5 INCH OVERLAY+ 2 COATS OF SEALER	\$0.00	\$19.20
	(INCLUDES MILLING @ \$2.5/SQ.YD.)	\$0.95	\$0.00
<b>TOTAL INSTALLATION &amp; MAINTENANCE COST</b>			
PER SQUARE YARD		<b>\$25.07</b>	<b>\$70.30</b>
FOR AN AVERAGE PARKING LOT OF 10,000 SQ. YARD		<b>\$250,700.00</b>	<b>\$703,000.00</b>

SAVINGS - FOR AN AVERAGE PARKING LOT OF 10,000 SQ. YD			\$452,300.00
<b>Cost/ Sq. Yard-CUMULATIVE</b>			
<b>YEAR</b>	<b>Sealed</b>	<b>Unsealed</b>	
2010	19.60	19.00	
2011	19.60	19.18	
2012	19.60	19.54	
2013	20.50	20.00	
2014	20.50	20.75	
2015	20.50	21.70	
2016	21.55	22.79	
2017	21.55	37.29	
2018	21.55	37.64	
2019	22.75	38.31	
2020	22.75	39.76	
2021	22.75	41.48	
2022	24.12	43.98	
2023	24.12	47.28	
2024	24.12	51.10	
2025	25.07	70.30	