

PROJECT PROFILE

Progressive Solutions

Commerce Bank
Interstate Shopping Center
1 Interstate Shopping Center
Ramsey, NJ
Project Date: June 2007

Project Narrative:

Commerce Bank Corp. leases an outparcel in the Interstate Shopping Center where this project was located. The outparcel is small in size and only contains the footprint of the bank branch, drive thru and five parking stalls. Over the past two years, the drive thru has deteriorated at a rapid rate and during the winter months was developing pot holes so large that customers were avoiding using the drive thru for fear of damage to their vehicles. Brahney Pavement Solutions was asked to provide a thorough site analysis and cost proposal to remediate the damage. A site analysis was performed and it was determined that the pot holes and alligator cracking were being caused by either a underground spring or water runoff that was creating a high water table in the area of the drive thru. The bank is located in a small cubbyhole that is below grade. The property is surrounded by a large retaining wall on two sides of the drive thru and in the area where it was determined that most of the water damage was occurring. Armed with a site analysis complete with pictures and a cost proposal, we submitted the proposal and our findings. The contract was awarded to our company two weeks later.

The Project Challenge:

This bank branch was one of the busiest in Commerce Banks North Jersey Market, is open 7 days a week from 7:30 AM—8:00 PM. Due to the relatively small size of the drive thru, this posed a scheduling dilemma. The second dilemma was that the town of Ramsey is a very affluent community with strict noise ordinances and a blue collar law that would prohibit the work from being performed at night or on the weekends.

The Solution:

We approached the Ramsey Police Department and explained our dilemma and were given a special permit from the Ramsey Police Department that allowed us to perform the work between the hours of 8:00 PM and 12:00 AM.

The Execution Phase:

We were able to install a drainage tile system to collect the underground water and redirect it to a storm drain the first night during the time allotted to us from the Ramsey Police Department. We made special arrangements with the asphalt plant to be able to acquire the needed drainage stone and asphalt to finish Phase I of the project. During the same night, we patched most of the deep pot holes.

The second night we had all necessary equipment staged on site at 7:00 PM. The first batch of dump trucks loaded with fresh plant hot mix asphalt arrived at 7:45 PM. We made arrangements for the asphalt plant to remain open until the project was completed. Promptly at 8:00 PM after the drive thru and bank closed for business, light towers were erected to illuminate the work areas, a cleaning crew began the preparation work, transitions were milled for a clean tie in with the existing asphalt, and a geotextile waterproofing membrane was installed to prevent any further water from pumping to the surface. The paving crew began paving at 8:45 PM and by 10:00 PM had installed 125 tons of asphalt for a project completion. The equipment was parked back in the designated staging area awaiting pick-up the following morning and the entire job site was cleaned thoroughly.

The bank employees arrived the next morning to find a brand new drive thru without a single impact to the branch's operations. We even erected an "ATM OPEN" barricade with a flashing yellow light to let customers know the ATM Machine was available during the paving operation.

*"Steve, I stopped by Interstate this morning. The paving job looks AWESOME!
John Nocera, Commerce Bank Facilities*



**Drive Thru After Drainage Tile
Installation To Redirect Water Away From
The Retaining Wall**



PROJECT PICTURES (BEFORE)



Geotextile Waterproofing Membrane Being Installed Prior To The Paving



COMPLETED PROJECT!



Asphalt Paving Being Performed Under A Light Tower For Quality Control



(LEFT) Project picture taken 6 months after completion after 2 weeks of heavy rain. Notice no water on the blacktop. This is due to the waterproofing membrane installed.

(RIGHT) This pictures was taken in the same shopping center the same day as the picture on the left, however, you can see the water pumping to the surface from the last contractor who paved the lot without using a waterproofing membrane.

