

PHASE 1 - FEASIBILITY ANALYSIS

Yeameans Street

(Broadway to Park Ave.)

The condition of Yeamans Street as a whole is mediocre. The street has granite curbing and concrete installed along its entire length, both of which are in good condition. Some sidewalk panels are broken and require replacement, mostly located around the McKinley School. A few driveway aprons have deteriorated at the road edge and should be replaced prior to any road resurfacing program.

The road system itself is worn, showing alligator cracking, longitudinal and transverse cracking. Multiple utility trenches exist, including gas and water main trenches, but the trenches are holding up. While the road surface is cracking, settlement is not observed, thus the road remains in drivable condition and the base of the road is most likely intact and suitable to support a milling and paving operation. The pavement condition is worst at Warren street where pothole repairs have been made at the interface of the utility trenches. While the roadway is holding up, the extent of the damage to the street is beyond pavement management practices and it is not recommended that crack sealing be applied at this time. If this street is to be excluded from the 5 year plan, crack seal application is recommended so that the road holds together until such time as is to be resurfaced.

Also at the Warren Street intersection, no handicap ramps exist. It's recommended that prior to any road work, accessible handicap ramps be installed at both corners. See photos 12 and 13 for handicap ramp locations.

Another consideration on Yeamans Street is the fact that the McKinley school is proposed to be rehabilitated as municipal offices. The logical order of work on the street as a whole seems to be addressing the streetscape after work to the building has been completed. Especially considering the condition of the sidewalks in the vicinity of the school which need to be repaired. See photos 1, 5 and 6. Assuming vehicles will be pulling up on those sidewalks during the rehab of the building, it seems logical to repair the sidewalks after work to the building is complete and heavy vehicles moving tools, equipment and materials in and out of the school are no longer present.

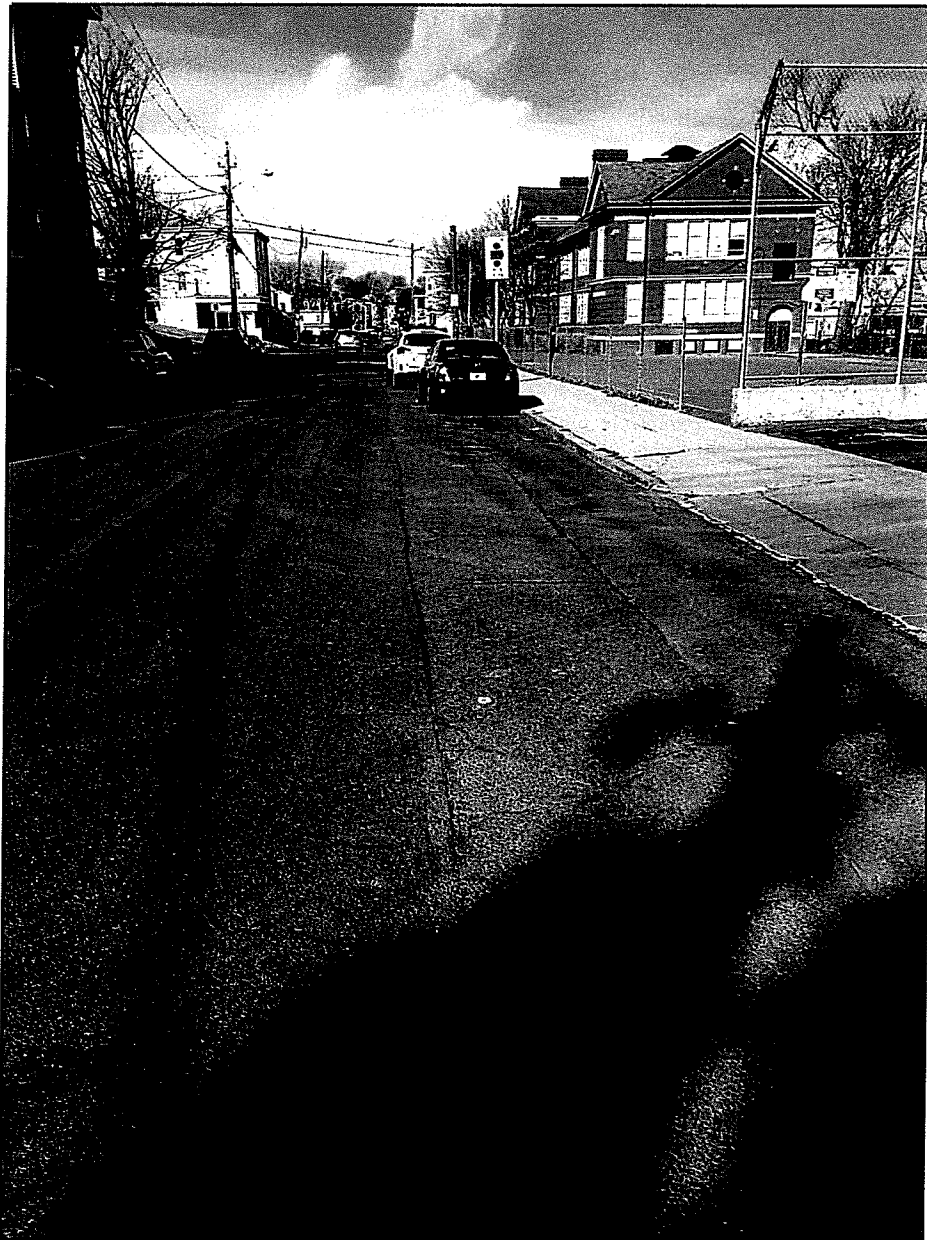
It is recommended that no action be taken at this time and the City of Revere focus its resources on reconstructing street which are in far worse condition overall.

Yeamans Street

Looking towards McKinley School

Photo shows cracking of wearing surface of roadway, but extensive settlement not seen.

Not deterioration of concrete driveway edge. Driveway could edge could be saw cut clean prior to paving as a cost saving measure compared to replacing the entire apron.



Yeamans Street

Looking towards Broadway.

Sidewalk spot repair area shown.
Sidewalks mostly in good condition on Yeamans,
some spot repairs required, but not
extensive.



Yeamans Street

Looking towards McKinley School

Photo shows areas of driveway apron deterioration, asphalt applied over failed concrete. These driveway aprons should be replaced prior to paving.

Cracked sidewalk panel shown, repair of these types of cracks will ultimately be dependent on available budget.



Yeamans Street

Looking towards McKinley School.

Photo shows typical condition of sidewalk and curbing. Both are in fairly good condition and consistent throughout the entire street.

Recommend spot repairs as necessary prior to paving.



Yeamans Street

Looking towards McKinley School.

Cracked sidewalk panels just beyond driveway.

This condition is not extensive on the street,
limited to this area.

Recommend replacing such panels prior to paving.
Possibly install steel reinforcing in this area to
strengthen concrete.

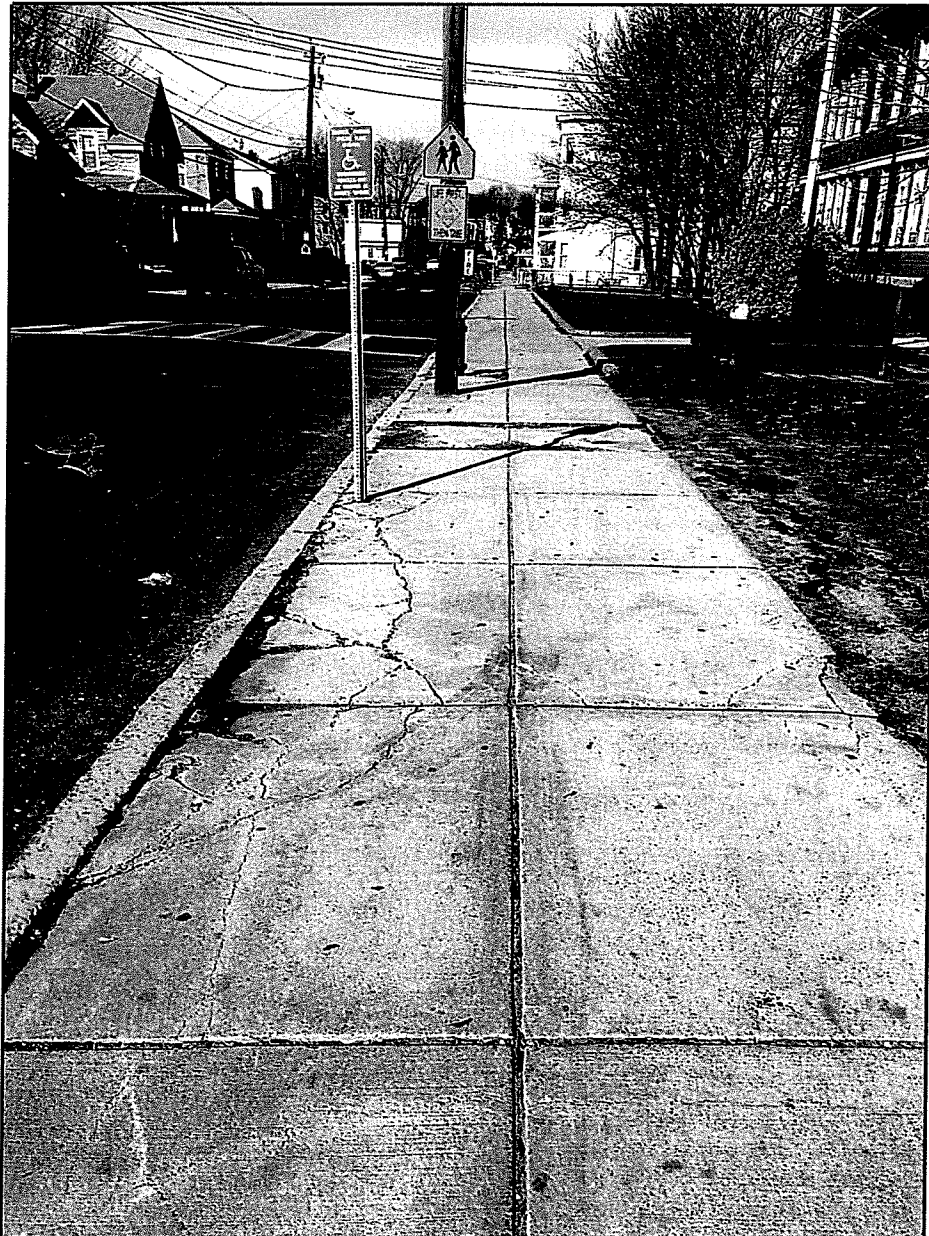


Yeamans Street

at McKinley School looking towards Park Ave.

More cracked sidewalk panels just beyond last photo. Failure likely due to vehicles parking with wheels on the sidewalk.

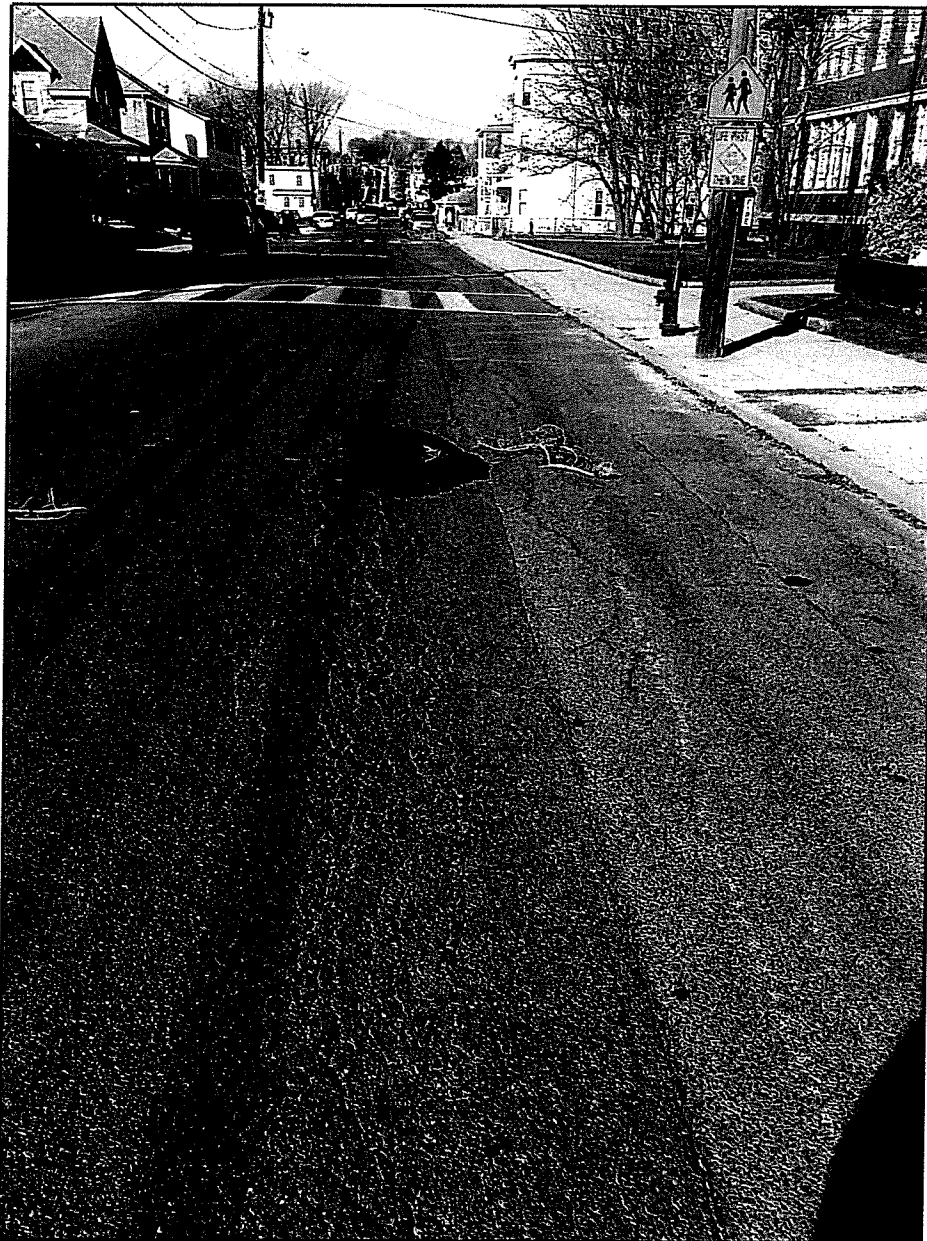
Recommend replacing panels prior to paving. Possibly install steel reinforcing in this area to strengthen concrete.



Yeamans Street

Looking towards McKinley School.

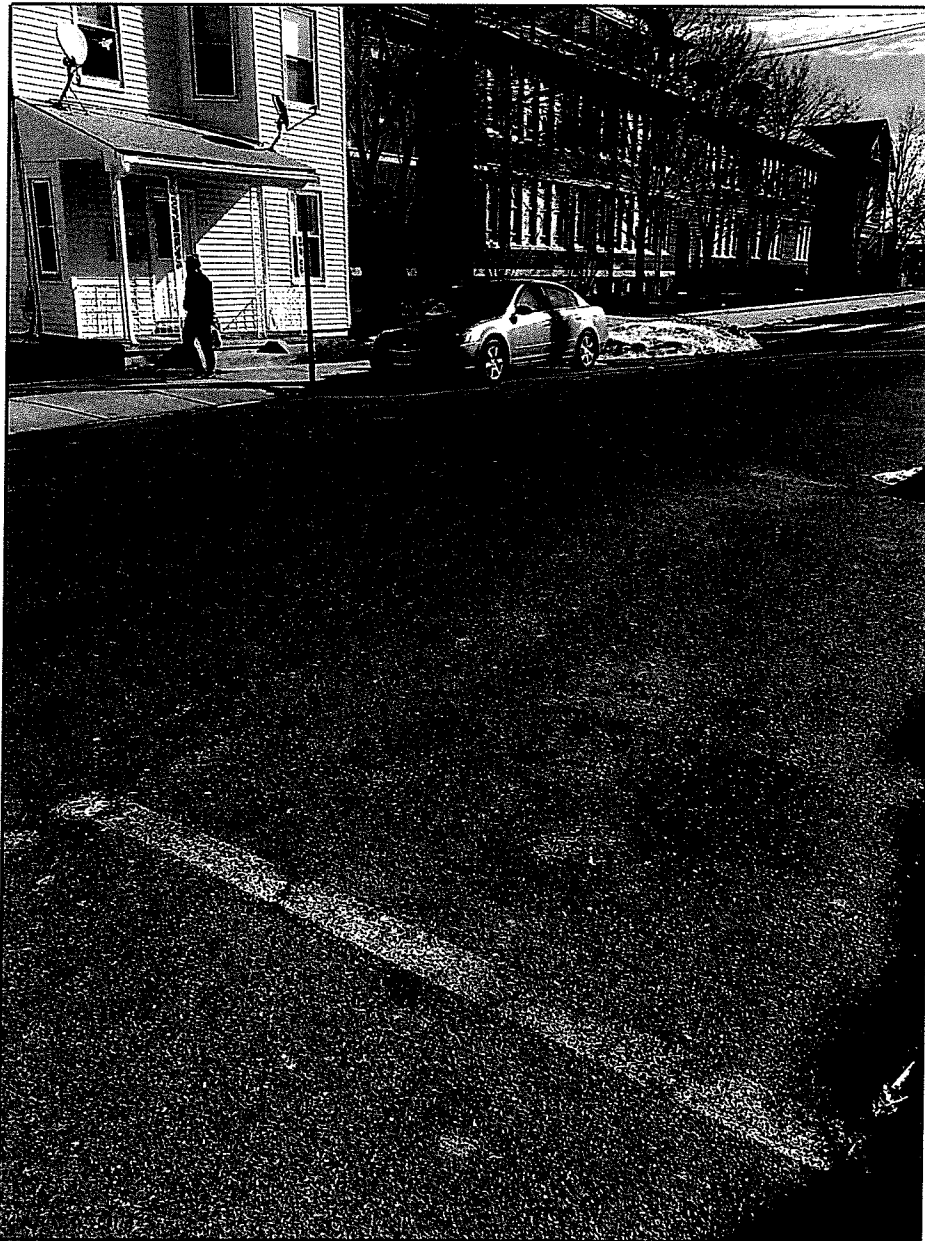
Water Main replacement trench shown. Date of repair unknown. Trench in good condition, does not show settlement. Alligator cracking seen adjacent to trench, but not present on entire roadway. Base of road assumed to be suitable.



Yeamans Street

Looking east towards McKinley School

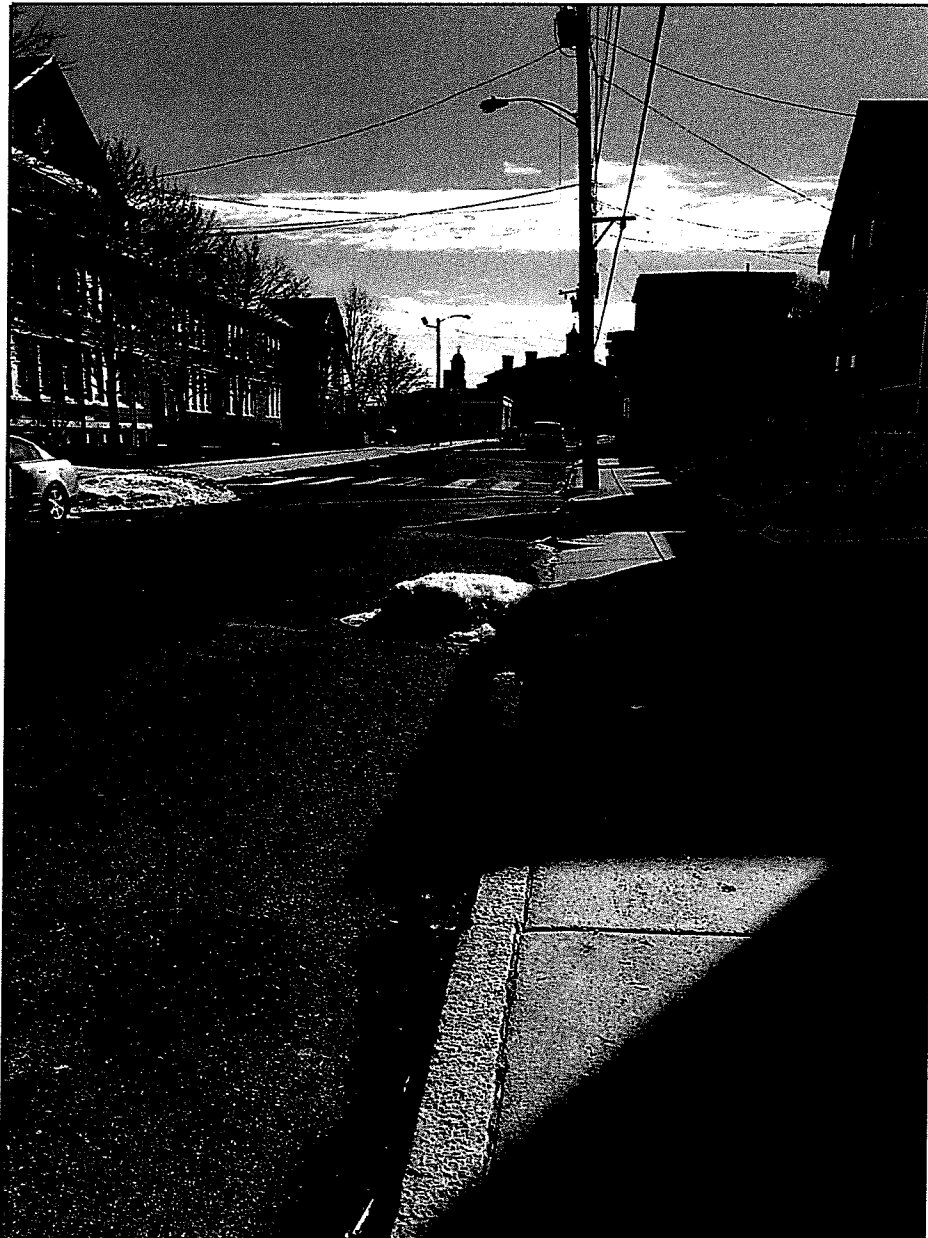
Deterioration of wearing course of roadway shown. Failure may be beyond surface treatment such as cracksealing, but does not show settlement, therefore base assumed to be in good condition and road suitable for milling and paving.



Yeamans Street

Looking east towards Broadway.

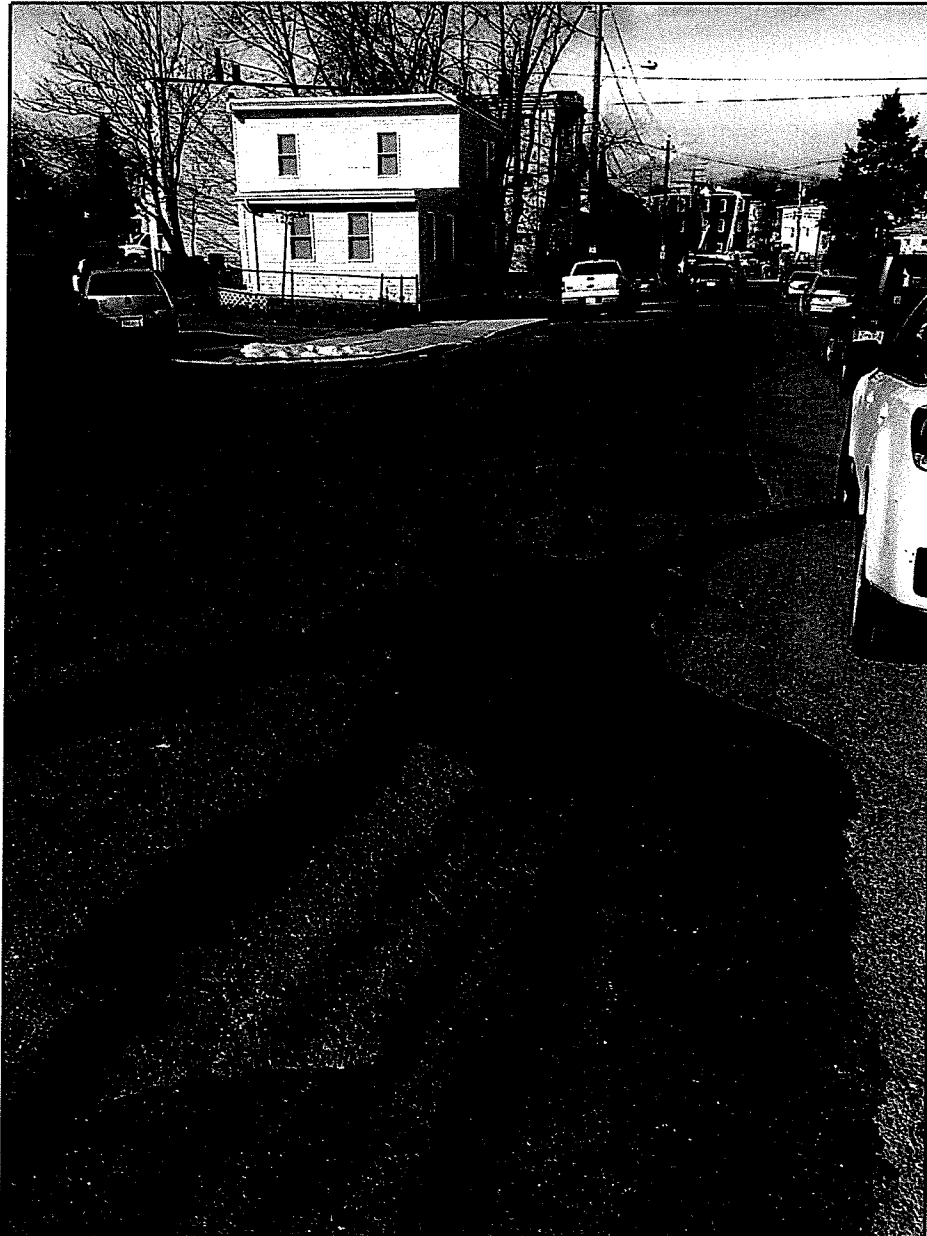
Photo shows good condition of sidewalk and curbing. Surface failure of asphalt evident but failure lacks settlement, therefor base is most likely stable and milling and paving is an appropriate repair on this street.



Yeamans Street

Looking towards Park Ave.

Pothole repairs shown as well as extensive cracking. If road is milled and cracking is evident in the exposed binder asphalt layer, such areas should be dug out and repaired prior to paving. Extent will be know after roadway is milled.



Yeamans Street

Looking towards south side of
Warren Street Intersection

Condition of road base will become evident after
roadway is milled.

Sidewalk lacks hanicap ramp, ramps should be
installed prior to paving.



Yeamans Street

Looking at south side of Warren Street.

Photo highlights proposed handicap ramp area. Note, back of sidewalk must drop in order to install ramp. This will cause issues at chain link fence, fence footings may become exposed, fence may require replacement after ramp is installed. Driveway apron will also likely need to be replaced to meet new grade of ramp system.



Yeamans Street

Looking at north side of Warren St. Intersection

Accessible ramp should be installed at this location also. Grades less challenging at this location.

Panels are cracked in this location and require replacement, repair should encompass area shown.



Yeamans Street

Photo of roadway patch repair.

Patch is showing signs of surface failure, but does not show extensive settlement, therefor this patch can likely be milled and paved over with out further repair.

If milling exposes further failures, further repairs may be required.



Yeamans Street

Looking towards Park Ave.

Photo shows gas and water trench side by side with alligator cracking of adjacent roadway.

If milling exposes failed road base, such failed road base area should be removed and replaced prior to paving to eliminate the condition. Such activities should be accounted for in future estimates.



Yeamans Street

Near Park Ave. looking towards Broadway

Photo shows good condition of curbing and sidewalk. Only minor amount of sidewalk repairs are required on Yeamans Street.



Yeamans Street

Near Park Ave. looking towards Broadway

Photo shows good condition of curbing and sidewalk. Only minor amount of sidewalk repairs are required on Yeamans Street.

