



SEALED WITH ADVANTAGES: 2007 SEALCOAT PROGRAM

For over ten years OEI has been jointly involved in the sealcoat program throughout Texas. Research shows that sealcoating can save a significant amount over the life of a paved surface, but what does it actually do that results in this substantial savings?

A mixture of emulsified asphalt, water and mineral fillers, sealcoat is applied to the surface of an asphalt pavement to seal it, prevent water from penetrating it and protect the top layer from oxidation and wear due to exposure. Additionally it enhances the pavement's physical attributes by providing a black, even surface ideal for painting lines and sweeping. Sealcoat is designed for low-traffic off-highway use like parking lots, schools, shoulders, etc.

To understand how sealcoating works, it helps to understand the nature of the asphalt pavement. Because of its excellent waterproofing, flexibility and adhesive properties, asphalt has been used extensively for paving and road construction. Asphalt paving technology evolved from the graded aggregate pavement of the past, and today the vast majority of roads are constructed using asphalt. Since it's virtually waterproof, it lessens the absorption of moisture, thus preserving the strength and load-carrying capacity of pavement. The asphalt that people see is only the roof of the entire pavement. This roof covers a bed of stone aggregate

that vary in depth according to ground conditions and traffic requirements. This base of aggregate is what carries the load of the traffic. A firm, resilient surface over this base will keep the pavement bed dry. It is important to have an elasticity in this pavement so it can expand and contract and still remain intact.

Sealcoating can save real dollars for pavement owners. Unsealed pavements will require repairs starting with the second year and could require a one inch overlay as often as every seven years. Cost savings will be a substantial 65%

if the pavement is maintained regularly. Estimated savings for a 10,000 square yard asphalt pavement are \$127,000 over 15 years. Participants for the 2007 program include: Albany, Breckenridge, DeLeon, Idalou, Lockney, Loraine, Lorenzo, Morton, Post, Ranger, Shallowater, Spur, Tahoka and Tulia and Bailey, Borden and Mitchell Counties.

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SEALCOAT BENEFITS

- Seals surfaces against air and water
- Improves light-reflecting characteristics
- Arrests deterioration of distressed surfaces
- Enriches dray or graveled surfaces
- Provides a uniform surface
- Provides skid-resistance



RICH OLLER HONORED BY HIS ALMA MATER

President Rich Oller of Oller Engineering will be recognized for his excellence in engineering by his alma mater, Southern Illinois University Edwardsville (SIUE), at the School of Engineering's inaugural annual awards banquet on April 19.

Additionally, Oller's education, life and career will be spotlighted in the School of Engineering Dean's Annual Report, scheduled to be available to the public in early May.

Having graduated from SIUE with a Bachelor of Science in Sanitation Technology, Rich credits former professors of the school with providing him the educational foundation that allowed for the successful launch of his career and business.

After completing his bachelor's degree at SIUE, he earned a Masters in Civil Engineering Water Resources at Texas Tech University and went on to found OEI.

"Rich is one of our more successful alumni, and we're hoping that his involvement with our program will inspire students and encourage loyalty to our school," says Sarah Hunt MacDougal, Director of Development for the School of Engineering at SIUE. "The School of Engineering has evolved and matured over the years, and we're making improved efforts to keep in touch with alumni like Rich Oller."

Oller says of his newfound involvement, "I will be a guest lecturer for the School of Engineering in the future, and I'm getting involved in the school's mentoring program."

"Beginning this upcoming summer, we'll be taking on a couple of students from the School of Engineering at SIUE as interns. Working in our Texas offices for the summer months will help further their engineering education and give them valuable real-job experience."

CANYON WEST: A FIRST IN LUBBOCK

If you've traveled to West Texas in the last few months, you may have noticed more activity than normal just north of the Brown-field Highway in Lubbock. If you haven't ventured in that direction, there may be good reason to in the near future. Why? Because Oller Engineering, Inc. is currently working with Dallas-based Hub West Development in the planning and engineering of the new and exciting shopping center, Canyon West.

This outdoor mixed-use development is the first of its kind in Lubbock and will span across 155 acres of previously undeveloped land. Canyon West is laid out much like a college campus and will be comprised of three districts: retail, fashion and entertainment.

The retail district will be 400,000 square feet of retail anchor space - including seven national stores. Target is already up and running and has been attracting shoppers since October 2006. Rich Oller, president of OEI, says, "During the first phase, OEI played a significant role in the land development, construction and final fill, as well as coordinated the land surveying."

The entertainment district will be 200,000 square feet and will include 15-20 restaurants - some of which are national chains that will be new to the Lubbock area - and loft-style apartment homes. The fashion district will also include apartment homes and will be comprised of eight separate buildings and several pedestrian walkways to make it easy for shoppers to go from one building/district to another.

Oller states that during the second phase of development, OEI "handled the dirt, parking and drainage utilities between the different buildings." The drainage structure was a major undertaking, as there were many city regulations to follow.

"One of the most challenging tasks in designing the drainage structure was finding solutions that complied with city codes and ordinances while also satisfying the different parties involved throughout the approval process. We're happy to report that the drainage issues were solved successfully," says OEI engineer Matt Hopper.

Another task OEI tackled was working with the Texas Department

of Transportation to discuss the idea of land swapping. To prepare for this, OEI presented maps and drawings to illustrate their proposals.

"We ended up purchasing land to facilitate the drainage structure - a 100-year storm system - that drains not only the shopping center itself but also 300 acres north of the development," Oller explains. He went on to say, "Hub West Development designed a static-looking structure that's quite unique for West Texas."

Shannon Campbell, on site construction manager for Canyon West Development, says, "Oller has helped tremendously with their ability to be flexible and change directions with the developers as plans are revised for new and different ideas. They have been cooperative and expedient."

Oller says of the experience, "Through the Canyon West project, we've been able to build a good relationship with Hub West Development. We've really enjoyed the association with them."

Tentatively, the entertainment district is scheduled to be 50% complete by July 2007, and by December 2007, the retail district is scheduled to be 75% complete and the fashion district is scheduled to be 50% complete. By the time it's all said and done, the multi-tiered structures of Canyon West will include 165 retail stores, shops and restaurants.

Matt admits, "It's exciting to have a hand in bringing to Lubbock this new retail and restaurant development that's normally seen in larger cities."

Our advice? Come check it out! Canyon West is one shopping and entertainment experience you won't want to miss.

Slated to be over 75% completed by year end 2007, Canyon West is a unique undertaking for the engineering team at Oller Engineering with 155 acres and over 150 shops and restaurants.

DID YOU KNOW?

■ There are over 2.52 million miles of paved road in the U.S. alone. That's enough paved road to go around the Equator 101 times.

■ There are two irrigation dams built by Roman engineers in 1 AD in Merida, Spain, that are still in use. The only major maintenance work they have needed in the past 1,700 years came in the 1930's with the renewal of their stone facings.

SEE WHAT'S NEW!

Have you been online to ollerengineering.com lately? Browse previous newsletters, check for employment opportunities, take note of our extensive services or read about Oller's past and future. We've got it all...fast and user-friendly. Log on, and see what's new.

EMAIL US YOUR FEEDBACK...

We're always looking at ways to provide you with the best services available. So what better way to keep our newsletter for the people than to ask the people? Email your responses to the questions below to abby@oeihq.com, and title the subject line "Newsletter Feedback".

What type of information is valuable to you?

What engineering info would you like to know more about?

What past OEI articles interested you most?

Who else might enjoy receiving our newsletter?

Oh, and feel free to add any other suggestions you feel might improve the *Pipeline*. Thanks.



SPOTLIGHT ON LAND DEVELOPMENT

OEI offers services to assist private developers through every step of their process from initial site selection through final plan processing for subdivisions, planned unit developments, industrial and commercial parks, recreation facilities and new community developments.

Basic land development services include plans for grading, street improvements, storm drains, sanitary sewers and final maps. Oftentimes, additional services such as water systems, storage tanks, pump stations and detention basins are required for subdivision development. Traffic planning services are also available through OEI.

STAFF EXPERIENCE:

- Conventional Subdivisions
- Shopping Centers
- Recreational Facilities
- Single-Lot Sites
- Condominiums
- Public Parks
- Parking Facilities
- Apartments | Townhouses

FEASIBILITY ANALYSIS - Examine site characteristics, utility implementation, pre/post environmental issues and estimate construction cost fees.

CONCEPTUAL PLANNING - Prepare plans and

layouts, respond to regulatory and environmental concerns and define utility agency review and approval process.

PRODUCT PROGRAM - Plan and organize construction, product type layouts and legal parameters and address public concerns.

DESIGN - Plan grading and improvements, meet specifications and revise cost estimates and fees. Complete building permits, storm-water permits and documents for review by utility and public agencies.

CONSTRUCTION - Adminstrate bid process, manage construction, provide inspection change orders and pay estimates.



WIN \$100 CASH!

There will be three hidden Oller Engineering globes () in each issue of The Pipeline. Everyone is encouraged to find all three, and each person who emails us before April 30th with the correct locations will be put into a drawing. The three winners of the drawing will receive \$100 in CASH. Email Abby Standefer with your answers at abby@oeihq.com to enter. Good luck!

SEEK & FIND OLLER SERVICES

Up, down, diagonally, backwards...it's always easy to find great people and top-of-the-line services at Oller.

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|---|---------------------------------------|
| <input type="checkbox"/> Airport | <input type="checkbox"/> Paving |
| <input type="checkbox"/> Booster | <input type="checkbox"/> Permitting |
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NEW FACES ON THE OLLER TEAM

Oller Engineering is excited to welcome Emmett H. Du Bose, Jr., our newest team member. With 31 years of extensive engineering and project management experience, retired U.S. Colonel Du Bose will now hold the title of Project Development Manager at OEI.

Because of Emmett's extensive service in the U.S. Army, he brings with him an opportunity for OEI to compete in the federal market for projects.

Emmett comes with a long list of accomplishments involving some very public projects including serving as a spearhead in responding to the Hurricane Katrina upset and as Director with the U.S. Army Restore Iraqi Oil-RIO Program in Baghdad, Iraq.

OEI President Rich Oller says of Emmett: "He can take any circumstance, find a

solution and complete the project. He knows how to get the job done."

Additionally, Oller Engineering is thrilled to welcome our newest intern, Thomas Kelley. Currently working on his engineering degree from Texas Tech University, Thomas is lending his knowledge to the Oller team in the areas of research and analysis.

Thomas says he is a big football fan, and when he's not working on various engineering projects for OEI or Texas Tech, he also likes to spend free time lifting weights and frequenting social functions.

Also, Thomas goes on to say how he has an intense love for his calculator. Clearly, he's perfect for engineering!

Please join us in welcoming both Emmett and Thomas to the OEI team!



*Top: Newest Intern Thomas Kelley
Bottom: Project Development Manager Colonel Emmett H. "Lem" Du Bose, Jr.*



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