

Parking Lot Rehab

By Patch Management, Inc.

Save It! Don't Pave It!



- Parking Lot Rehabilitation
- Cemetery Roadways
- Golf Cart Path
- Connecting Roadways
- Parking/Recreation Foot Path
- Restaurants
- Apartment Complex
- Schools/Education
- Hospitals
- Government Centers
- Industrial
- Retail Centers

Pavement Rehabilitation Process

For A Fraction Of The Price!



Parking Lot Rehab

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What Do We Do?

- **Spray Injection Surface Repair**
 - Pot Holes
 - Surface Dips
 - Stress/Spider Cracks
 - Longer lasting repair compared to traditional “Throw and Go” methods.
- **Rolling**
 - Smooth Out Repair Surface
 - Encapsulate Patches
- **Crack Sealing**
 - Properly fill cracks with the right material
 - Use the right product for each situation
 - Drain Repair

Why Patch Management, Inc.?

- **We are NOT a Paving Company**
 - We are here to *Save-It not Pave-it!*
 - Cost Effective Solutions
 - No Down-Time
- **Proprietary Technology**
 - PK-2000 “The Pothole Killer”
- **Patented Materials**
 - Emulsions
- **Material Experts**
 - The Right Material For The Application
 - Over 30 Years Experience

Parking Lot Rehab Steps

1.

2.

3.

4.

5.

*Each rehab situation is unique and may require different levels of service.



**Spray Injection
Pothole Repair**

- Proprietary Technology



**Crack Seal
& Mastic Repair**

- Crack seal to protect
- Mastic for structural cracks



Surface Rolling

- Compact and smooths



Seal Coat

- Cost Effective vs new asphalt



Line Striping

- Crisp Clean Lines
- Proper Traffic Control

Parking Lot Rehab

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Save it. Don't pave it!

- **Cost Savings**

The right product and advanced equipment saves time and lasts longer.

- **Paved Surface Life Extension**

Preserve the life of your parking lot and your investment.

- **Business Curb Appeal**

First impressions.

- **Insurance Premium Reductions and Limit Liability.**

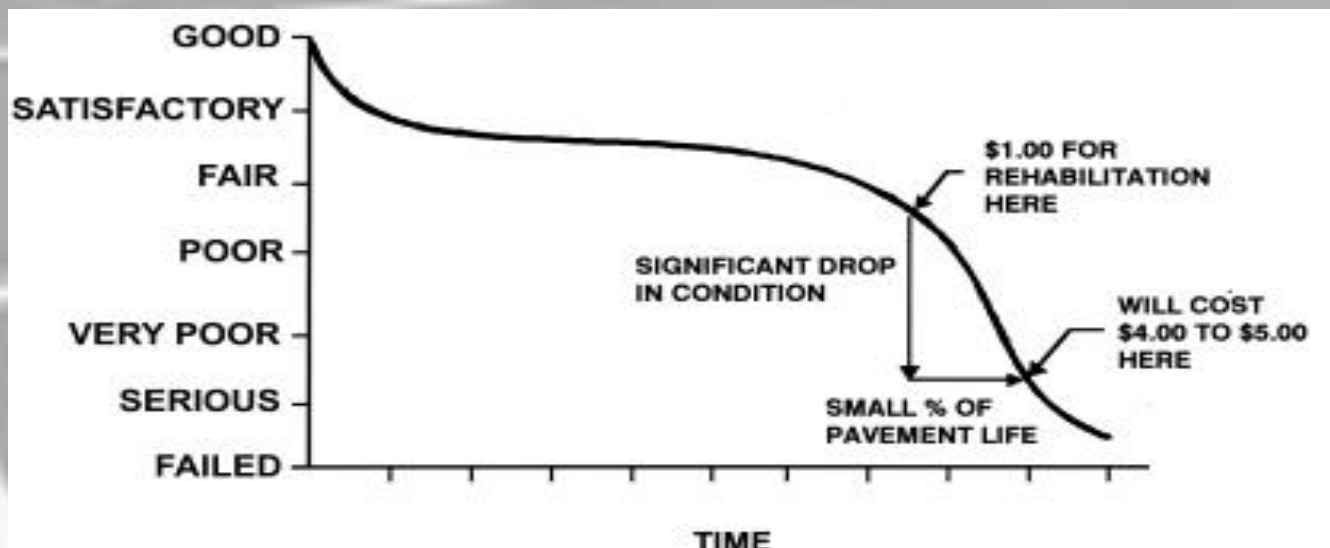
Usually up to 5% savings!

- **No Business Down Time**

Work can be performed before or after business hours.

- **Paving Alternatives**

- **Multiple Layers Of Protection**



\$1 of rehab today, saves \$4-\$5 later!

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Technology Makes Us Better!

Just a few options that save time and money for our customers!

PK-2000 "The Pothole Killer" Spray Patcher



Spray injection technology is a method that uses air pressure and hydraulic power to provide a stone and asphalt emulsion mix to fill potholes. Not all spray patch equipment is the same. Some are mounted on a trailer and are pulled behind a vehicle, while others are truck mounted. The PMI method (truck mounted) is very safe because one person can patch a pothole without having to leave the cab of the truck. Joystick technology is used to control the flow of material to the boom on the front of the truck and place that material precisely where needed.

Cimline C-1 All In One Mastic & Crack Sealer



Equipment like the Cimline C-1 All-In-One Mastic and Crack Sealer saves time and lowers cost by offering both features of mastic repair methods and crack sealing. The C1 has proven to be the fastest melting and safest operation for road crack sealing.



Leasing, Sales and Service



Sales And Service



Authorized Distributor

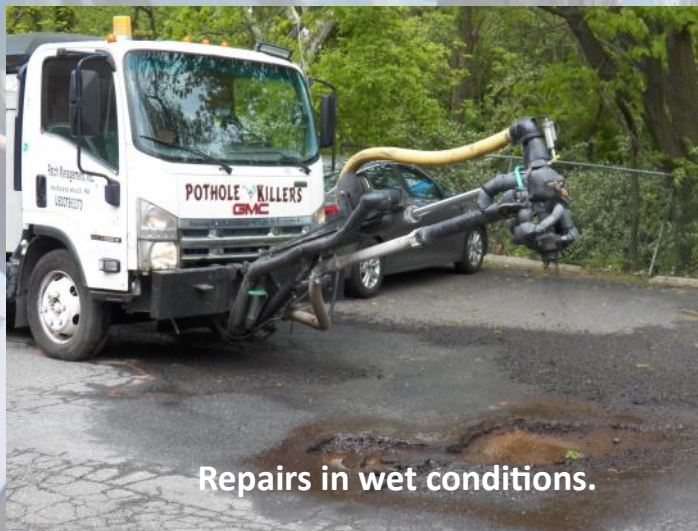
Parking Lot Rehab

Rehab Process - Step 1

Injection Surface Treatment

Our PK 2000, the “*Pothole Killer*”, is the most advanced spray-injection patcher in the industry. Our years of research and development combined with our vast experience and innovations make us the foremost figures in not just the spray injection road repair business, but all things in pavement repair and maintenance.

Using our PK-2000 spray patcher we can address potholes, stress fractures, dips and leveling on all paved surfaces. With the use of our patented emulsion and aggregate mix we can fill from extremely large potholes down to a thin surface spray to address cracking and spidering. The PK-2000 is our unique first line of attack in repairing your paved surface. This process is faster and more reliable than standard methods. Patching saves time, money and limits downtime for your business.



Repairs in wet conditions.

- Pot Holes
- Leveling
- Spider Cracks/Aligating
- Skin Coat Patching
- Depression Remediation
- Fatigue Cracking



Spray patching to repair aligating.



Spray patching to fill cracks.

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Rehab Process - Step 2

Crack Sealing And Mastic Repair

Repairing cracks is an important step in extending the life of your asphalt.



There are two common culprits in developing cracks in the asphalt. First is base erosion. As the base settles beneath the asphalt surface and loses its integrity, cracks will form in the asphalt. It is important to seal those cracks with an appropriate crack sealant to reduce the negative effects of the cracks. If this is done within the first few years of the asphalt, you can reduce the severity of those cracks. By sealing these cracks, it will divert water to the berm of the asphalt instead of allowing the water to settle in the base which can cause more erosion.

The second harmful component is the Sun. Once a crack develops, the UV rays from the sun can cause more damage during the expansion of the crack. Crack filling can block out the damaging UV rays that will deteriorate the inside walls of a crack.



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Crack Sealing And Mastic Repair

There are many reasons cracks form in paved surfaces. Just a few are the sun, water, temperature variations, and sub-base settling. There are just as many products to offer solutions to each and every crack. Crack sealant is usually applied as a hot liquid into the crack to seal it.



Crack sealing.



Wand method seal cracking.

Mastic is another product that is used for structural repair or most cracks that are over one inch. The damaged area is filled in with mastic, a mix of stone and sealant. This allows the material to expand and contract while still giving it structure strength.



Mastic repair of large gap.



Application of mastic.

Whether we use tradition crack sealants or mastic, proper surface preparation is key. Cracks and surfaces must be free from dust, dirt and loose aggregate. Cracks need to be routed, cleaned out with a wire brush or be blown out with compressed air. Failure to do this step will lead to sealant failure.



Example of a crack that needs to be cleaned out prior to repair.

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Rehab Process - Step 3

Rolling Treated Surface

Having treated asphalt surface rolled after the material has been laid down may seem like a small part of the rehabilitation process, however the level of compaction any asphalt mix receives directly impacts the quality and lifetime of that pavement.

With the roller, we use compaction to increase pavement density to extend pavement life. As a result of the compaction process, the asphalt-coated aggregate particles in the mix are forced closer together, which increases the amount of aggregate interlock, interparticle friction and also reduces the air void content of the mix.

Research shows that for every 1% increase in air voids, about 10% of the pavement life may be lost. That's because the more air voids a pavement has, the more that pavement is compromised in terms of pavement strength, fatigue life, durability, raveling, rutting and susceptibility to moisture damage.



Rolling a spray patch repair.



Shortly after rolling, surface is ready for use.

The work performed by roller operators needs to be correct and consist in order to ensure the success of the pavement life. If the work is not performed at the right settings, it can affect the quality of the mat, and that quality is important to the life of the surface. The better the operator, the better the machine, the better the performance and the longer the life of the road. PMI has been in the surface repair business for over 25 years, we know how important this step is.

- Encapsulate Patch
- Adhesion
- Smooth and Compress Patch
- Compaction
- Eliminate Air Voids
- Aggregate Interlock

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Rehab Process - Step 4

Seal Coat

Sealcoat is a protective coating made from specially formulated oils and paving material. Upon application, it soaks into the asphalt, restoring appearance, replenishing the oils and binder that have broken down or dried up, and filling in small gaps in the aggregate for a smoother appearance.



Breathes New Life into Faded Asphalt

When asphalt is first laid, it's a deep black color that looks fresh and new. Over time, the sun and elements will fade the pavement, making it look washed out, gray or white, and dingy. Sealcoating restores the color to the pavement, returning it to a fresh, new appearance which can improve the look of your property and even increase its value.

Prevents Pavement from Becoming Brittle

Pavement is made up of a blend of sand and gravel aggregate mixed with a petroleum-based binder that makes it flexible and pliable. As motor oil and gasoline leak on the pavement, not only will it stain, it reacts with the petroleum binder and causes rapid deterioration. On top of that, water and UV rays dry out the asphalt. Soon, the asphalt that was once flexible enough to handle temperature fluctuations and the pressure of traffic becomes brittle and prone to cracking and crumbling under pressure. Applying a sealcoat blocks the damaging, oxidizing substances and keeps the binder pliant and flexible, allowing it to stay in good condition for a longer period.

Sealcoating is Cost-Effective

Having fresh asphalt laid down is expensive, costing on average between \$1.75 and \$2.25 a square foot. Sealcoating between \$0.35 and \$0.45 per square foot. By investing in a sealcoating every few years, you're minimizing the need for expensive repairs and extending the life of your pavement.

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Rehab Process - Step 5

Line Striping

Having highly-visible parking lot spaces marked out provides safe, orderly parking for customers, employees, and visitors to your location. It is also essential to providing handicap-accessible parking spaces to ensure safety and ADA-compliance.

Not only is parking lot line striping important to the functionality of your property, it also improves the appearance. Clean, clear lines that don't show signs of wear give the exterior of your business or office a fresh look and show that you care about the maintenance and appearance of your building.



ADA Compliant Handicap Stalls



Fresh, clean look.

The cornerstone of every successful business property and company brand is a superior parking lot. A well-planned and well-marked parking lot makes a lasting first impression, and a well-maintained parking lot says a lot about the company it services.

Beyond the benefits of an excellent appearance, it is the functionality of a parking lot that determines its success. A logical parking lot with plain markings and clear signage contributes to efficient traffic flow and straightforward parking for employees and customers. Reduced property damage and accidents mean decreased liability for owners, and a safe parking experience is beneficial to all.



Patch Management, Inc.

Parking Lot Rehab: Retail Parking Lot

Lou's Farm Mart, Bensalem PA

LOCATION: Lou's Farm Mart, 2450 Bristol Pike, Bensalem PA 19020

REFERENCE: Parking Lot was experiencing Small Potholes, Fatigue Cracking, Surface Leveling, Asphalt Oxidation, and Faded Line Striping.

HISTORY: Lou's Farm Mart, a 7 week operation, requested alternative parking lot rehabilitation techniques allowing continued Market operation hours while meeting their budget that costly new asphalt milling and over-lay, would not allow.

PROJECT G.C. Patch Management, Inc. provided the solution by addressing the large distressed areas of fatigue cracking through Spray Patching surface treatments and rolled with Pneumatic roller providing an aesthetic, tight to the existing surface, providing smooth transition for pedestrian traffic. Following surface repairs two coats of Asphalt Emulsion Sealcoat was applied. Line Striping applications: Parking-stalls, Handicap, and Directional Arrows. Sealcoat and Line striping applications were completed in 3 segments allowing the Market to continue normal operation hours.



REHABILITATION PROCESS: Spray patch surface treatment, rolled tight to asphalt surface, Sealcoat (2-coats), Line Striping



RESULTS: This project was completed in 3 phases which allowed normal business operations to continue throughout the rehabilitation process without loss of revenue. The project was completed on time and within budget and with no down time. Traditional repave estimates were given at \$89,000 - \$125,000. *PMI rehabbed their lot for under \$20,000 giving their lot more life!*

Customer Reaction:

"We needed to address our aging parking lot but didn't have a huge budget. Patch Management made our lot look great again! Our customers love it!"

Lou's Farm Mart General Manager, M.T.

By Patch Management, Inc.

Parking Lot Rehab: Apartment Complex Parking Lot Hamilton Park Apartments, Trenton NJ

Spray Patching, Sealcoat, Line Striping – August 31, 2020 – September 4, 2020



REFERENCE: Parking Lots and internal roadways were experiencing large Potholes, Fatigue Cracking, Surface leveling, and Tree Root Removal. Asphalt Oxidation and Faded line striping.

HISTORY: Hamilton Park Co-Op Apartments complex consists of 5 separate parking areas and surrounding roadways. Due to parking restrictions the project was completed in 3-phases for minimal disruption. Phase 1 of the project was to address large potholes and distressed areas throughout. Repairs were accomplished through 25 Tons of Spray Patching repairs. Phase II: Cleaning / Prep and application of two coats of asphalt emulsion sealcoat. Phase III: Line striping applications for all parking stalls, Handicap, directional arrows.

REHABILITATION PROCESS: Spray Patch Surface Treatment, Rolled tight to asphalt, Sealcoat (2-coats), Line Striping

Customer Reaction: “Our parking lots and roadways were in dire need of repair which our budget restraints would not allow for a full repave. Patch Management supplied an affordable solution for the repairs and even went one step farther with a total rehabilitation solution. Not only did PMI make the necessary repairs, the finished project provided the co-op with an unbelievable NEW look for all to return home to!”

-Hamilton Co-Op Apartments General Manager J.S.

By Patch Management, Inc.

Parking Lot Rehab: Government Facility Parking Lot

Weights And Measures, Avondale NJ

Spray Patching, Crack Sealing, Sealcoat, Line Striping – August 31 – September 4, 2020

REFERENCE: Enter/Exit and Internal Roadways, Parking Lots were experiencing large Potholes, Fatigue Cracking, Surface leveling, Crack Sealing, Asphalt Oxidation and Faded line striping.



HISTORY: The Weights & Measures Asphalt Rehabilitation project was completed in 3 phases. Phase 1 of the project was to address large potholes and distressed areas throughout. Repairs were accomplished through 12 Tons of Spray Large Pothole and 12 tons surface fatigue cracking repairs throughout the property. Phase II: Crack Sealing approximately 7,000 LF. Phase III Cleaning / Prep and application of two coats of asphalt emulsion sealcoat.

REHABILITATION PROCESS: Spray patch surface repair, Seal Coat and Line Striping.



RESULTS: Project was completed in 3-phase's, on time and within budget for a fraction of the cost of traditional mill and pave.

Customer Reaction:

Customer was able to repair and maintain the lot for far less than a quoted repave. Staying within a tight budget, extending the life of the surface until the budget would allow for a complete re-surface.

"Asphalt repairs look great and the Total Parking Lot Rehabilitation came out awesome!" 13

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Before And After

Photo Gallery



Parking Lot Rehab

By Patch Management, Inc.



Mastic Repairs—Concrete Parking Lot



Quality Spray Seal Coating



Mastic repair, roadway



**Line Striping and Sealcoat
Lou's Farm Mart**



**Seal Coat
Lou's Farm Mart**



**Seal Coating
Hamilton Park Apartments**

Patch Management, Inc.

www.fixroad.com

215-949-9400

Patch Management, Inc.
"Parking Lot Rehab Experts"

Pothole Repair

Crack Seal

Seal Coat



Drain Repair



Line Stripe

Save it. Don't Pave it. - Call Now! 215-949-9400

Contact Us!

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