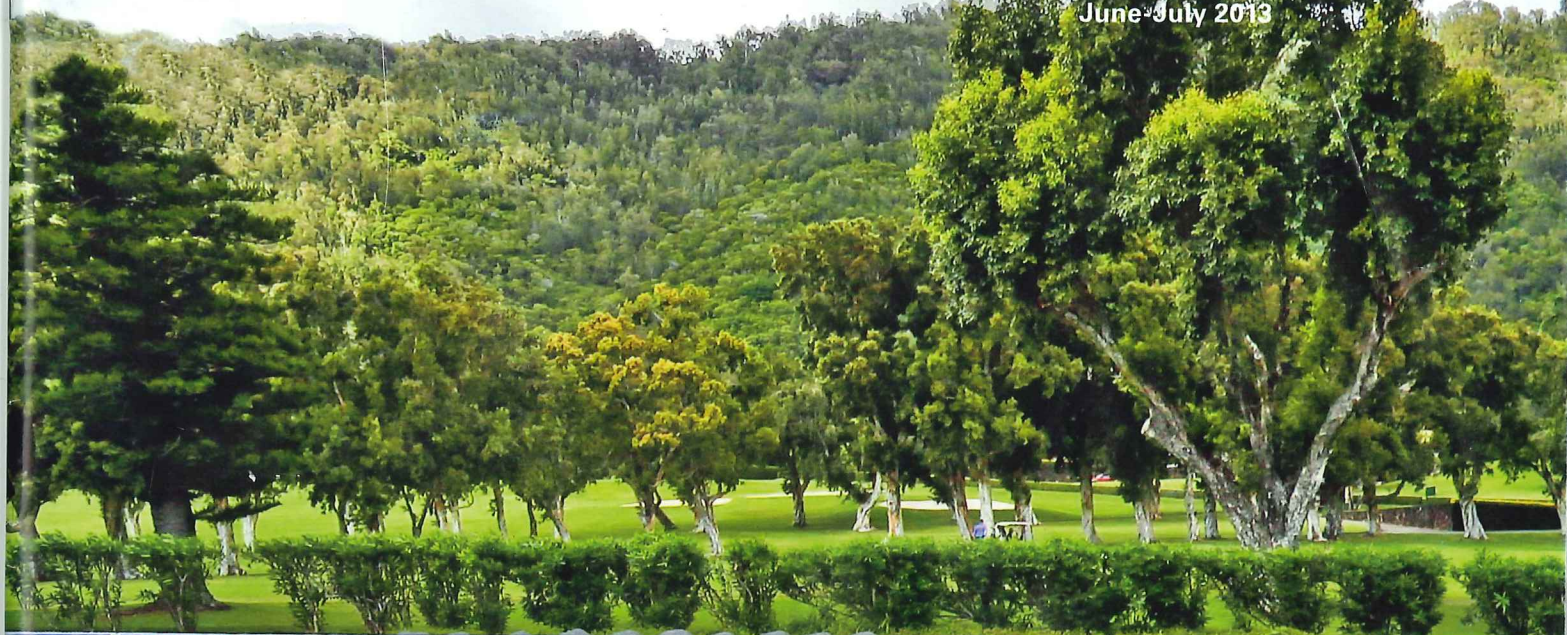


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June-July 2013



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Pavement Preservation

Summer is the time to fortify your lot for the season ahead.

By Arist de Wolff

If you have cracks or potholes in your asphalt, summer is the time to take care of repairs. Each November, Hawaii enters the rainy season and the precipitation can wreak havoc on parking lots and roadways, as rain enters through small cracks and makes its way through the surface layer into the base course (a sub-layer material that provides a foundation). When water flows through the sturdy base course, it removes the fine aggregates, slowly decreasing its strength which leads to deeper potholes and bigger cracks. In the course of a few wet Hawaii seasons, an improperly maintained lot can become an insurance issue and a major headache for drivers, pedestrians, property managers and owners.

Now is the time to assess your paved areas and determine what kind of maintenance plan will fortify your lot for the season ahead.

A healthy lot has a smooth surface with visible striping and no cracks or potholes.

Walk your entire lot and look for weathered or rough areas, as well as

for cracks and potholes. Make notes or take photographs to help you remember the location and condition of these problem areas. This will help determine what kind of maintenance you'll need.

A review of the problem areas with an asphalt paving professional will help you to determine the best course of action to prevent further deterioration.

Did you know that many times a reconstruction of one section of a paved area is all that is needed to prevent the entire lot from degrading during the rainy season?

Here are few maintenance options to consider for summer or early fall before rainy season begins:

Sealcoating & Slurry Seal: Prior to sealcoating or slurry seal, potholes and cracks can be repaired, as long as the damage is not so extensive as to require reconstruction of the area.

Sealcoating is the best way to add years to the life of your asphalt, if the property has no cracks or potholes. If the lot looks rough or unfinished, a quick seal coat will add 2 to 5 years to the surface.



A fresh lot at Ward Centers

(Alakona can sealcoat between 25,000 to 30,000 square feet of asphalt pavement in one day, depending on the amount of cleaning that needs to be done to prepare the lot.)

Slurry seal is another method of preventative maintenance generally used on more heavily traveled condominium roadways and parking areas. It uses a heavier aggregate with the asphalt emulsion to deliver a protective layer to the asphalt.

Overlay: Asphalt pavement that is showing signs of wear or small cracks is a strong candidate for an overlay. An overlay will extend the life of the parking lot by 5 to 10 years. This process places a thin layer of asphalt to smooth out the lot, creating a waterproof surface. This is a relatively quick process with an average of 25,000 to 30,000 of square feet overlaid in one day.

Reconstruction: If the parking lot has patches of potholes or large cracks, a partial or total reconstruction is recommended.

If the patches are relegated to one area, a partial reconstruction will do the job. During this procedure, the damaged layers are removed and then a new base course and asphalt is laid down. A general estimate is 10,000 square feet per work day for a reconstruction project.

Each job is different and the above figures are estimates that must be adjusted based on the location and condition of the lot.

Now is the time to evaluate your parking lot and roadways. Develop a maintenance plan to extend the life of your capital investment. Summer and early fall are the best time for asphalt maintenance to protect your lots before Hawaii's rainy season begins.

Brothers Arist and Max de Wolff of Alakona Corp., Asphalt Pavement Specialists, use their extensive field experience to review plans, inspect projects and prepare estimates. Superintendent Arist manages the company's safety program and coordinates staff, equipment and materials to complete projects.



Hanauma Bay sealcoat



Slurry truck at USS Arizona Memorial

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