



General considerations

- ▶ Keep in mind that parking lot maintenance is **seasonal and weather dependent**.
- ▶ For the best results, precipitation will mean **work needs to be rescheduled to a dry day**.
- ▶ Best time to do asphalt repairs is typically from **March to December** depending on the weather.
- ▶ Best time to do crack fill repairs and line paint is typically from **May to October. Ideally, the temperature is 10 C and rising**.
- ▶ Best time to do concrete repairs or replacements is **June to October**. Concrete needs dry weather so it has time to cure.
- ▶ Parking lot maintenance can be done almost any time but for the best long-term results and cost-effective pricing, repairs and improvements should be done **the "right" time of the year**.
- ▶ If one estimate is dramatically lower than another, **ask why**.
- ▶ Make sure contractors are doing the same work. Example – one contractor is removing old asphalt and other materials, and the cheaper contractor is leaving that for the customer.
- ▶ **Compare apples to apples**.
- ▶ Ask about any **warranty** the contractor may provide. Will they back up their work?

Best time to inspect parking lots

- ▶ Parking lot inspections are best completed in the **spring through fall**.
- ▶ **Spring** gives you time to sort out problems and get repairs during the outdoor construction season.
- ▶ **Fall inspections** give you opportunity to anticipate any problems that may arise during the winter and the numerous freeze-thaw cycles, and deal with them before they become worse and more expensive repairs in the following spring and summer.

Seasonal Availability by Service

MONTH	ASPHALT REPAIRS	CRACK FILLING	LINE PAINTING
March	✓	✗	✗
April	✓	✗	✗
May-October	✓	✓	✓
November	✓	✗	✗
December	✓	✗	✗

What to look for

- ▶ **Inspect all paved areas.** Look for ponding which damages the asphalt and become icy during the winter.
- ▶ **Look for blocked drains** or need for additional drains or grading.
- ▶ **Look for damaged** catch basins, manholes and/or water main shutoffs.
- ▶ **Look for catch basins, manhole covers and/or watermain shut offs that may be too high or too low.** Over the course of the winter, snowplows tend to hit these unseen obstacles and cause further damage.
- ▶ **Watch for cracks.** Cracks allow water to get under asphalt and damage sub-base which supports asphalt.
- ▶ **Look for damaged curbs** creating a potential trip hazard.
- ▶ **Left unrepaired cracks and/or asphalt** will break up and potholes will form.
- ▶ **Look for faded lines in the parking lot.** Bright, distinct parking lot lines and stencils (handicapped and number parking spots) will prevent problems.
- ▶ **Look for heaved or damaged sidewalks** or concrete pads creating a potential trip hazard.