



Construction Materials, Inc. Parking Lot, St. Louis Park, MN

CONCRETE OVERLAY, FULL-DEPTH REPAIR

WHEN CONSTRUCTION MATERIALS, INC. (CMI), a materials distributor serving the highway and heavy and commercial construction industry in the upper Midwest, was experiencing worn asphalt conditions in their 40-year-old parking lot, they sought a long-term solution. With potholes and drainage issues, their 10,000-square-foot parking lot was in major need of repairs. CMI decided to use a concrete overlay to get the job done.

In addition to the overlay, the project included asphalt removal, subgrade correction, and placement of full-depth concrete and joint sealing in the area adjacent to the parking lot that receives frequent truck and forklift traffic. Prior to the whitetopping of the parking lot, the existing curb was removed and set back at the edge of the existing asphalt. All voids that were created were filled with gravel and compacted, followed by placement of the 3-4-inch concrete overlay on top of the existing asphalt surface. On the final day of construction, early entry saws were used to establish transverse and longitudinal relief joints in an approximate 6-foot-by-6-foot pattern throughout the whitetopping section.

According to Randy Callies, President of Curb Masters, Inc. and the Project Manager on the



jobsite, the three-day timeline included the removal process and went smoothly. “We were able to keep CMI open and fully functioning for business during the repair process.”

Because the benefits of using a concrete overlay were apparent and involved future savings for CMI, choosing concrete over asphalt was an obvious choice. “Concrete was chosen for its strength and durability,” said Mark Brinkman at CMI. “We were very pleased with the results.”

The total project value was \$50,000, or approxi-

mately \$5.00 per square-foot. To date, the parking lot is in excellent condition and there are no repairs anticipated for the near future. The project was completed in May 2006.

Choosing concrete was a cheaper option with longer-lasting benefits, according to Mark Callies, Vice President of Curb Masters, Inc. “We learned that using a concrete overlay can be not only cost-effective, but efficient on the job,” said Callies. “Using concrete eliminated the need for asphalt hauling and grade prep work, which ultimately saved on costs for CMI.”

TEAM MEMBERS ■■■■■■

- Construction Materials, Inc. (Owner)
- Cemstone Products Company (Concrete supplier)

- Curb Masters, Inc. (Curb)
- Construction Materials, Inc. (Joint sealer & curing)