**We're all about asphalt... **

**Delivering the best service**

**and value for your money!**

Are you paying as much attention as you should to your parking lot?

After all, next to your building, your parking area is probably the single most expensive element of your property to maintain. And putting off repairs and routine maintenance only makes small problems grow into bigger, more costly ones to fix.

Your parking lot plays a big role in the first impression that visitors form of your business or organization. Perceptually, there's a world of difference between the company that keeps its lots smooth and clean and the one whose lot is peppered with potholes and cracks.

For a host of sound business and safety reasons, it truly pays to keep your parking lot structurally sound and looking its best at all times. And no one is better qualified to help you do that than EverBlak.

In addition to our years of asphalt construction experience and our full range of services, we also offer something that's unique to the  
Rochester area: parking lot [maintenance programs](http://www.everblak.com/10.html) that help you plan ahead for repairs and maintenance, enabling you to budget your expenses into low-cost monthly payments.

Please explore our site and discover all the good reasons for making us your trusted source for parking lot repairs and maintenance.

Services we provide:

* Paving
* Seal Coating
* Pothole Repair
* Crack Filling
* Speed Bumps & Signage
* Snow and Ice Control
* Pavement Marking

**About Us**

EverBlak Asphalt Management is a full-service asphalt paving and maintenance contractor serving commercial customers in Rochester and surrounding communities. The company is owned and operated by Joe DiBattisto, a veteran of nearly two decades in the paving and construction trades.

Harnessing the skills, experience, and resources of a select network of respected local paving companies, EverBlak provides single-source accountability for a complete range of services including asphalt paving, asphalt repair, sealcoating, striping and signage, lot maintenance plans, and snow & ice control.

Our unwavering focus with every project is to provide our customers with the best solution and the highest level of service at a fair price. Using state-of-the-art paving techniques, together with the highest-quality materials, we deliver long-lasting, uncompromising results. And we stand behind every job, big and small, with one of the best guarantees in the business.

**Services**

From routine asphalt maintenance and repairs to major projects, such as new parking lot overlays and reconstruction, you can depend on EverBlak Asphalt Management to get the job done right.

With our knowledge, experience, and resources, we'll accurately isolate the cause of your pavement problems, recommend effective and economical solutions, and follow through with workmanship and service of the highest quality.

**What causes asphalt to deteriorate?**

Progressive weakening of neglected asphalt, along with weather and chemical damage, can significantly reduce the life of your asphalt parking lot. Here’s how:

* Sunlight and moisture are the major causes of surface deterioration of asphalt. Without proper protection (such as sealcoating), surfaces oxidize, permitting the aggregate (stone) in the asphalt mix to wash away.
* Gas and oil spills soften and damage the surface
* Unprotected asphalt loses desired resiliency, aggregate ravels from the surface, the pavement roughens, and the surface becomes brittle, causing cracks.
* Water enters the cracks and causes subsurface damage.
* Hydraulic pressure (expansion and contraction) from heavy traffic and winter freeze/thaw cycles compound the damage.
* Without proper crack filling, water continues to saturate subsurface, rupturing the pavement and turning cracks into potholes.

**Paving & Resurfacing**

Asphalt is the material of choice for most parking lots because of its strength, durability, and cost effectiveness. When properly constructed and maintained, asphalt will withstand heavy use and last for many years.

In order to construct a quality asphalt surface to suit your needs, EverBlak will work with you to determine the most appropriate pavement plan to suit your particular requirements and budget. Factors we consider when developing a plan include:

* **The physical characteristics and condition of your site, including**
* **drainage and landscaping**
* **Usage factors, such as the types and weights of vehicles that will use the lot**
* **Traffic flow patterns and safety requirements**

**Our paving services include:**

* **New Construction**

The process of constructing an entirely new asphalt surface begins with excavating the site to the proper grade and ensuring that the sub-grade is stable. Next, a stone base is installed to the required thickness. We then grade and compact the base and verify that elevations are sufficient to ensure proper drainage of the site. Finally, we install and compact layers of hot asphalt mix, carefully rolling it to create a smooth, even finish. Once the paving portion of the job is done, we complete the project with line striping, traffic markings, and signage – all in conformance with local codes and American Disability Act standards.

* **Removal & Replacement**

When parking has not been properly maintained, or if it has simply exceeded its life expectancy, the old asphalt may need to be removed and replaced. Once the old asphalt has been removed, we conduct a thorough inspection of the existing base to determine whether additional steps may be needed to prepare the base before we install new asphalt. Conditions which may not be discovered until the old asphalt is removed include mud, shallow utilities, excessive moisture, or an incorrectly installed sub-grade layer. Once deficiencies have been corrected, a stone base is installed, graded, and compacted. The new asphalt is then installed and compacted to finish the process.

* **Overlay Resurfacing**

When asphalt has begun to show signs of surface deterioration, but the base is still intact, an asphalt overlay provides an extremely effective solution. Overlays can be approached in several different ways, depending on the condition of the asphalt and your specific needs and preferences. We will be happy to explain to you in detail the various pros, cons, and costs associated with all of your resurfacing options.

**Patching & Repairs**

Common causes of asphalt deterioration are weathering, drainage problems, excessive loads, and fluids from leaky vehicles. We can repair problems in various ways, depending on the nature and extent of the damage. These methods include:

* **Remove and replace**

This is the preferred repair method when the base of the asphalt has been damaged. The area is saw-cut at the edge of the deteriorated area, the asphalt and stone are removed, and the base is inspected. New stone is installed as needed and compacted thoroughly to stabilize the base. Hot asphalt is then added to the proper thickness and rolled to match the surrounding elevations.

* **Mill and replace**

Using this method, deteriorating asphalt is milled to specific depth and removed from site. The area is cleaned of all loose debris and a layer of tack (glue) is applied for proper adhesion between the remaining old and new asphalt. New hot asphalt is then added to the proper thickness and rolled to match the surrounding elevations.

* **Overlay patching**

This option is recommended only when the existing asphalt base is in good shape or if you are looking for lower-cost quick fix. First, we remove any loose debris from the area and apply a layer of tack (glue). Asphalt is then added to the desired thickness, then compacted. Because skin patches are added to the top of existing asphalt, they may appear slightly raised and rougher than the surrounding asphalt.

**Crack Filling**

Eventually, all asphalt surfaces succumb to cracking. Cracks can be caused by many different factors including oxidation from the sun, water penetration, the freeze/thaw cycle, and poor initial paving construction. When water seeps under the asphalt through cracks, it breaks down the rock properties and softens the sub-base. This leads to additional cracking, pothole formation, and other pavement failures.

Crack filling is one of the best preventive maintenance measures you can take to reduce pavement deterioration and ward off avoid more costly repairs down the road. Recommended on an annual basis and prior to any sealcoating application, crack filling:

* **Keeps water from entering and weakening pavement**
* **Reduces tripping hazards**
* **Helps prevent further deterioration**
* **Protects the asphalt base and sub-base**
* **Preserves the pavement adjacent to the cracks**
* **Extends pavement life**

**Sealcoating**

When it comes to beautifying your parking lot and protecting it against deterioration, sealcoating is one of the most important, yet economical facets of asphalt maintenance and management. Preceded by effective crack repair, sealcoating applied every two to three years can significantly extend the life of your parking lot. That’s because sealcoating:

* **Improves appearance and eases maintenance.**

Unprotected asphalt surfaces gradually lose their black color due to oxidation and weathering. Newly applied sealcoat restores the smoothness and resilience of asphalt surfaces with a rich black finish that helps to hide rough spots, small cracks, patches, and some surface depressions. Sealed asphalt stays cleaner, too, because rainfall easily washes away dirt and debris from the smooth, non-porous surface. The smoother surface also makes snow removal easier

* **Slows oxidation and water penetration**

Sealcoating fills surface voids and small cracks and reduces exposure to harmful oxygen and UV rays. It also acts as a waterproofing agent. Without a good sealcoat, water can permeate asphalt more freely, resulting in freeze/thaw expansion and contraction that damages pavement.

* **Resists oil and gas spills**

Oil and gasoline spills in hot weather will soften and break down asphalt pavements. This is because asphalt is also a petroleum-based product. The coal tars used in sealcoating compounds are not soluble in gas or oil, so they protect the asphalt from spills. Also, because sealcoating fills surface voids, it reduces the depth to which oil or gas can penetrate the pavement.

* **Increases pavement flexibility**

Sealcoat adds a dark black color to the pavement. The blacker it is, the more heat a pavement absorbs from the sun. This makes the asphalt more pliable and better able to withstand traffic volume without cracking.

**Striping & Lot Marking**

Working with your existing layout or assisting you in developing a new one, you can count on us for meticulous striping and marking to maximize your parking spaces and keep traffic flowing smoothly. We stay current with all new regulations to ensure that your lot is in full compliance with the American Disability Act (ADA) guidelines and local codes.

* **New or refreshed parking lot lines**
* **Handicap space stenciling**
* **Cross Hatching**
* **Access Aisles**
* **Fire lanes**
* **Directional arrows and stop lines**
* **Special lettering and markings**

**Signage**

EverBlak can take care of all your parking lot signage needs – including mounting and installation. We offer a complete range of standard and custom signs constructed from heavy-duty, rust-proof aluminum with fade-resistant reflective coatings.

**Lot Maintenance Plans**

**A smart solution for budgeting your way to  
a better-looking, longer-lasting parking lot.**

Regular repair and maintenance of your parking lot is the best and most economical way to extend its useful life and to keep your property looking its best. A major challenge facing many property owners is finding a way to keep up with the work without putting a major strain on their budgets.

Now, with an EverBlak Lot Maintenance Plan, you can take care of all of your parking lot repairs and maintenance through a structured long-term program (usually two to five years) that lets you budget the work into low, predictable monthly payments.

**Complete year-round care  
with easy monthly payments.**

Through our Lot Maintenance Plan, you can take advantage of our full range of services – including snow and ice control – and apply your pavement maintenance dollars where they’ll do the most good. By using these services in a coordinated manner, you multiply their effectiveness, get the biggest return for your budget, and significantly extend the life of your pavement.

**Clients & References**

**EverBlak Asphalt Management provides services for a wide range of commercial clients, including:**

* Commercial property owners
* Property management firm
* Apartment communities
* Townhouse and condominium associations
* Shopping centers and malls
* Industrial/commercial facilities
* Retail businesses
* Professional offices
* Churches
* Funeral homes

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**References:**

* Buckingham Properties
* Wilmorite
* Aldi Foods
* Morgan Management.
* Reality Performance Group
* Sherwin Williams

Contact information available on request

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Joe Dibattisto, Owner

Free Estimates

For a free estimate, simply fill out the online form below and we’ll contact you to set up an appointment. Or, if you prefer, you can phone or fax your request.