



building experience

insights on building & site construction

The Forgotten Asset

Do you know which of your company's assets is...

- Used by every employee every workday?
- Significantly larger in square footage than the area required for production?
- A critical component in your plant's shipping and receiving operations?
- Expected to hold up to extreme weather conditions?
- Valued at hundreds of thousands - or even millions - of dollars?
- Generally maintained or repaired only when failure is imminent?

The answer: Pavement! Properly designed and maintained pavement goes virtually unnoticed. Yet if maintenance means only reacting to problems, pavement life is reduced, while the chance of costly replacement will rise. Generally, the average useful life for pavement can be 20 years or more if maintained, but if not, the average useful life is cut to 10 years or less.

Planning for annual pavement maintenance, therefore, should be an important part of any company's procedures. A pavement management program can help. Owners can consider using a system such as the University of Wisconsin's Pavement Surface Evaluation and Rating (PASER) scale, which establishes defined methods for evaluating pavement conditions (on a scale of 1-10) and outlines corrective actions to address the identified issues. These actions could include:

- Crack filling
- Joint sealing or joint repairs
- Seal coating
- Structural or non-structural overlays
- Patching
- Total reconstruction

Finally, keep in mind that cost for pavement repairs and maintenance varies widely by location and current marketplace factors. Make sure you know what cost is typical for your area before creating and budgeting for a regular inspection and maintenance program.



experience in brief

The Top 5 Sources of Pavement Failure:

1. Poor drainage
2. Environmental conditions (freeze/thaw)
3. Poor construction
4. Lack of maintenance
5. Change in traffic loading

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[Seven Ways to Separate Process from Storm](#)

[Water Management Best Practices - A Food Plant of the Future Webinar](#)

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