



CASE STUDY: VANTA COMMERCIAL PROPERTIES, MADISON, WISCONSIN

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NEW ASPHALT PARKING LOTS ON BUDGET, WITHOUT DISRUPTING BUSINESS AS USUAL

Project Scope:

Wolf Paving completed a commercial asphalt pavement parking lot removal and installation for three commercially leased buildings in Madison, Wisconsin, located off of Crossroads Drive, in the High Crossing Business Center on the Eastside of Madison.

Vanta Commercial Properties requested the complete removal and repaving of building parking lots, but requested that their leased tenants could continue to use the buildings, without interruption, for the duration of the paving project.

Client Concerns:

- Cost
- No disruption to business tenants



Wolf Paving Solution:

To help clients work within their budgets, Wolf Paving believes that one of the most important considerations for any paving job is to provide flexible options for every part of a process. When you receive a price quote from Wolf Paving, you can expect a la carte options for almost every process step, including:

- Base stabilization methods
- Types of aggregate
- Grading procedures
- Binder used
- Surface thickness
- Asphalt mix
- Paving method

This cost flexibility allows clients the opportunity to help set their own budget based on their key areas of concern.

To ensure that business owners could continue work uninterrupted for the duration of the paving project, Wolf Paving completing each parking lot in two phases, allowing a portion of each parking lot to be used to for employee parking.

Size of Project:

- 6,604 square yards
- 815 tons of binder
- 575 tons of surface asphalt



Fine grading – grading is completed to manage water run-off appropriately. During the proof row of this project, the Wolf Paving team came across unforeseen soft clay areas in the sub base that required repair. To manage this additional cost, Wolf Paving used a new technique called plowing to undercut the sub base and mix the soft clay with aggregate to improve the strength of the compromised areas.

Binder and surface course – 1.75 inches of binder was used on this project in light duty surface areas and 2.5 inches of binder was used in heavy duty, high traffic areas for added support. The binder surface provides the strength of the parking lot. Binder includes larger aggregate with more oil, increasing strength.

Asphalt surface – 1.5 inches of surface asphalt was used for this project. Surface asphalt has small aggregate, more sand and more oil, which offers a smooth ride and a shiny, attractive finished surface.

Final Results:

The final project looked excellent. The client had no complaints and was pleased that the job followed the proposed plan and budget, even with unforeseen undercutting requirements. The final drainage of the parking lot was also excellent.



Asphalt Type Used:

- Commercial 12.5 mm binder
- Commercial 9.5 mm for the surface

Duration of Project:

- 2 days of removal of asphalt
- 2 days of fine grading
- 2 days of paving

Project Steps:

Complete removal – Wolf Paving completely removed the existing surface area and recycled the materials used, making the project environmentally friendly.

Prepare the sub base – the addition of stone and aggregate to prepare the sub base was an important part of the paving project. The sub base provides the strong foundation needed to support the surface asphalt.