

Project Title: ThermoKing Parking Lot Rehabilitation

Project Overview: The 2025 Parking Lot Restoration Project at ThermoKing aims to address critical infrastructure needs by removing and replacing all existing asphalt in the 104,371 sq. ft. parking lot. Additionally, all existing concrete curb dividers will be removed and replaced with asphalt to ensure free-flow traffic, uniformity and enhanced durability. During this time, (12) new concrete curb islands will be installed per city green space requirements. This initiative will focus on modernizing the site's paved surfaces, ensuring safety, durability, and environmental stewardship while optimizing project efficiency and sustainability.

Project Goals:

1. **Improve Surface Quality:** Enhance the structural integrity and longevity of the parking lot by using high-performance asphalt mixes tailored to site-specific needs.
2. **Promote Sustainability:** Minimize the environmental impact of asphalt production and application by integrating recycled materials and reducing greenhouse gas emissions.
3. **Ensure Safety:** Create a safe and functional parking environment for employees, visitors, and equipment.

Key Activities:

- **Asphalt Removal and Replacement:** Remove the existing 104,371 sq. ft. of asphalt and replace it with a high-quality asphalt mix that meets durability and performance standards.
- **Concrete Curb Divider Replacement:** Remove all existing concrete curb dividers and replace them with asphalt to achieve a cohesive and cost-effective design.
- **Curb Island Installation (Green Space):** Install (12) Concrete Curb Islands to meet city green space requirements.
- **Project Planning and Design:** Conduct thorough site assessments to ensure the most effective designs for the parking lot.
- **Construction and Maintenance:** Implement state-of-the-art equipment and techniques to maximize construction quality and efficiency.

Anticipated Outcomes:

- A rehabilitated and modernized 104,371 sq. ft. parking lot with improved durability and performance.
- A reduction in maintenance costs over a 10-year period due to improved material performance.
- Enhanced user/employee satisfaction through smoother, safer, and more reliable parking infrastructure.

Timeline:

- Q1 2025: Project initiation, site assessments, and pre-construction meetings.

- Q2 2025: Active construction operations, including asphalt and curb island replacement.

Conclusion: The Thermo King Parking Lot Rehabilitation represents a forward-thinking approach to infrastructure development, balancing performance, sustainability, and community impact. By embracing innovation and collaboration, this project will provide a high-quality, sustainable solution to meet ThermoKing's immediate and long-term needs.