SAME ASSET
MORE VALUE™
CONCRETE

ILLINOIS READY MIXED CONCRETE ASSOCIATION

FREE*

PARKING LOT INSIDE!!

CONCRETE OVERLAYS

This booklet contains dozens of local Concrete parking lot overlay examples, as well as a detailed sample analysis of the cost of your clean, bright, durable parking lot(s) for the next 30+ years, including financing costs, illustrating the SAVINGS greater than the entire cost of the Concrete lot!!!

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* Potential lifecycle savings over original cost

Always Gaining Strength!

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

WHY CONCRETE OVERLAYS?

A deteriorated asphalt parking lot, full of potholes and puddles, is both an eyesore and a safety hazard to everyone who uses it. Owners can transform a rutted asphalt surface into an attractive, functional parking area by covering it with a concrete overlay. Standard overlays are 4-6 inches thick, but they can be as thin as 3 inches.

Surface preparation is minimal as existing concrete paving equipment can be used for placement. And, concrete requires less maintenance, resulting in a significantly lower life cycle cost.

Most projects have an expected life cycle of at least 20 years or longer.

Concrete overlays of deteriorated asphalt surfaces

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Always Gaining Strength!

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Asphalt parking lots begin to deteriorate almost immediately after placement - and just keeps getting worse. Conversely, concrete continues to gain strength over time.

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

After minimal surface preparation, concrete is poured right over the existing asphalt, to provide a smooth, bright and cool pavement.

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

The finished pavement is then saw-cut and sealed to create a long-lasting, virtually maintenance-free pavement for parking, playgrounds or other uses.

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Always Gaining Strength!

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

A concrete overlay will dramatically improve the aesthetics of the lot, giving it a clean, bright and cool look and feel for your visitors and . . . it will last a long time!

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

A concrete overlay is bright and welcoming. It is cool and requires less lighting than a dark surface. Oil is not tracked into your premises on hot days.

CONCRETE

Always Gaining Strength!

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

Over the life cycle of the pavement, concrete overlays require very little maintenance, but an asphalt surface requires sealing and replacement.

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

Placement of concrete over asphalt is fairly straightforward and fast, causing minimal disruption of business or traffic.

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

The new surface is so bright and beautiful and provides a welcoming ambiance for all visitors and travelers. It also eliminates the problem of tracking asphalt sealer residue into buildings, creating further cleaning needs.

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

The larger the project, the greater the life-cycle cost savings and the greater the impression to the public for your careful stewardship of their tax dollars.

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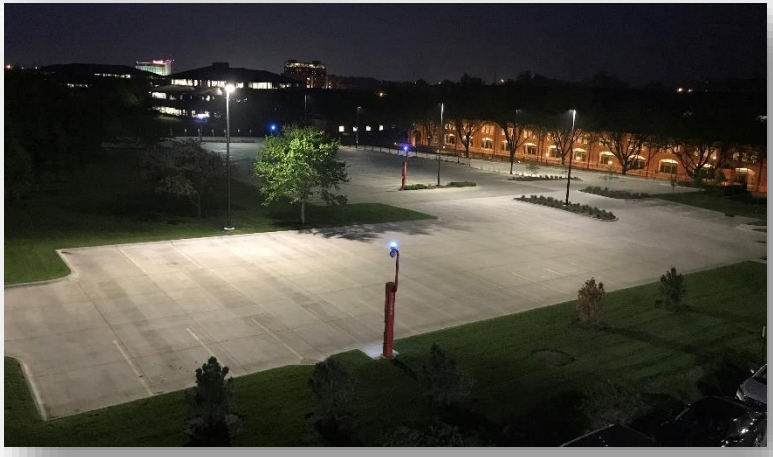
Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

Along with all of the other benefits of a Concrete parking lot, the brightness and reflectivity are safe and welcoming, both day and night (and saves electricity!)



CONCRETE

Always Gaining Strength!

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

Along with all of the other benefits of a Concrete parking lot, the surface is cooler than asphalt on those hot Summer days, safer for children and pets!

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Always Gaining Strength!

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

Concrete parking areas and pavements are environmentally friendly. Light-colored surfaces reduce "heat island" effects and lower lighting costs due to its high albedo. Its cooler surface results in cooler stormwater runoff, which benefits streams and lakes. And the far longer life of a Concrete pavement requires much less maintenance and eliminates the need for periodic reconstruction, all of which further protects the Planet.

CONCRETE

Always Gaining Strength!

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

By placing concrete over a deteriorated asphalt surface, YOU will always come out on top and be a hero!

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Always Gaining Strength!

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

DESIGN ASSISTANCE PROGRAM | DAP

IRMCA (Illinois Ready-Mixed Concrete Association) has a program to provide concrete parking lot design recommendations intended for designers and specifiers not familiar with concrete parking lots.

Specifiers may request these “DAP Recommendations” by calling our office at 309-862-2144 or contacting Mike Rickerson at 815-354-7329 and by email mrickerson@irmca.org .

By providing detailed pavement design and CAD jointing recommendations, the Design Assistance Program helps deliver quality parking lot designs to ensure successful concrete projects, and to accurately compare the **structural equivalence of concrete versus asphalt** surfaces.

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DESIGN ASSISTANCE PROGRAM | DAP . . .

Typical design assistance projects will be available within 5 to 7 business days. Turnaround time for very large or complex designs and those requiring detailed hydrological designs and calculations may take a bit longer.

Project specification deliverables include:

Scale CAD drawing with jointing plan; suggested typical design details including curbs, gutters, drains, contraction joints, isolation joints, construction joints, thickened edges, tied joints, doweled joints; potential for LEED points; subgrade and drainage for pavements with and without detention, etc.

Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS ALWAYS COME OUT ON TOP!

CONCRETE PAVEMENT ANALYSIS | CPA

Our Concrete Pavement Analyst (CPA) is a powerful parking area design and lifecycle cost projection software that quickly and accurately quantifies the differences between concrete and asphalt pavements.

Based on the American Concrete Institute and Asphalt Institute recommendations, CPA compares total ownership costs, giving you the information that you need to make sound pavement selection decisions, base on the desired pavement life and the true structural equivalence of concrete compared to asphalt surfaces.

To request a free project review, please call our office at 309-862-2144 or contact Mike Rickerson at 815-354-7329 and by email mrickerson@irmca.org .

CONCRETE

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Concrete overlays of deteriorated asphalt surfaces

HOW CONCRETE OVERLAYS HELP YOUR BOTTOM LINE

1. **Competitive cost**
2. **Greater load capacity**
3. **No rutting**
4. **Significantly fewer repairs**
5. **Little or no pre-overlay repair needed**
6. **Avoid reconstruction problems**
    1. Minimal rain delays
    2. Maintain traffic on existing surface
7. **Long-term advantages**
    1. Low maintenance
    2. No seasonal weakening (spring breakup)
    3. No reflective cracking
    4. Safe riding surface; save money with fewer lights needed; brighter and safer, day and night
8. **Structural Advantages**
    1. Improved structural capacity
    2. Maintains high level of serviceability
    3. Reacts structurally as if on strong base course
    4. Concrete addresses problems asphalt cannot
    5. Less likelihood of pumping, faulting, and loss of support

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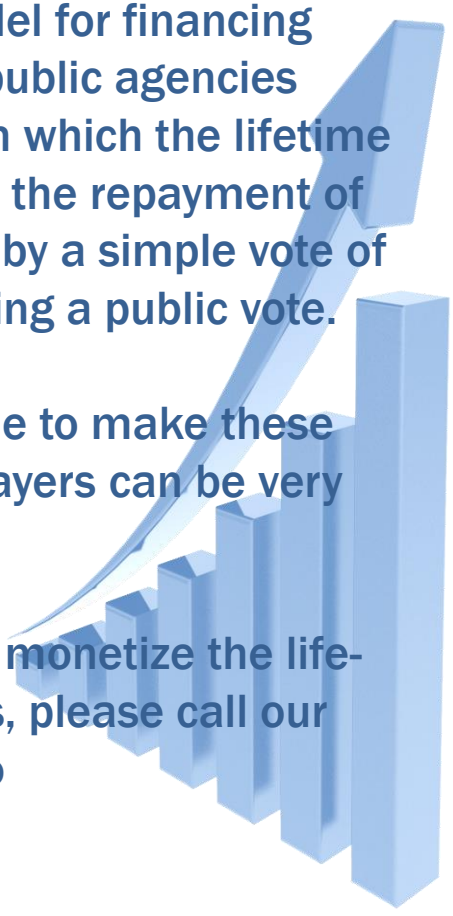
HOW CONCRETE OVERLAYS HELP YOUR BOTTOM LINE

FINANCING MECHANISM TO MONETIZE LIFE-CYCLE COST SAVINGS OF CONCRETE OVERLAYS

We have developed an innovative model for financing multiple concrete overlay projects by public agencies (school districts, municipalities, etc.) in which the lifetime maintenance savings are dedicated to the repayment of "bonds" (Certificates of Participation), by a simple vote of the governing body, rather than requiring a public vote.

Along with providing a financing vehicle to make these projects possible, cost savings to taxpayers can be very substantial!

To request a free illustration of how to monetize the life-cycle cost savings of concrete overlays, please call our office on 314.862.0324 or by email to gina@concretecouncil.com.



CONCRETE CARING

CONCRETE PARKING LOT OVERLAYS SAVE . .

Gallons of oil NOT placed on the ground for asphalt parking lots

Gallons of oil NOT squeegeed out onto each and every asphalt parking lot at every building for sealcoating every two years for 30 years

Watts of electricity NOT used from reduced lighting required by bright, reflective parking lots, every night of the year, for 30 years

Degree-days of heat island effect NOT added to the environment compared to an asphalt surface for all of your parking lots

Hours of custodial time SAVED from NOT having to clean tile floors of the asphalt residue and oil tracked in by thousands of students and staff daily for 30 years

Millions of dollars SAVED for taxpayers in asset savings over 30+ years of NOT sealcoating, re-striping, milling, re-overlaying every lot and all of that disruption

MORE operating funds available for programs and taxpayers from bright, durable, "green" assets that use Concrete Construction. SAME ASSETS. MORE VALUE!

WE CAN HELP YOU BECOME A CONCRETE CARING HERO!

To access our FREE Analysis and Design Tools please call IRMCA at 309-862-2144 or contact Mike Rickerson at 815-354-7329 or email at mrickerson@irmca.org

www.irmca.org

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CONCRETE COUNCIL

The Concrete Council is a nonprofit educational organization

It's all about the NUMBERS!!!

CONCRETE Parking Lot Overlays of Deteriorated Asphalt

Always Gaining Strength!

SAMPLE | Concrete overlays of deteriorated asphalt surfaces

HOW CONCRETE OVERLAYS HELP YOUR BOTTOM LINE

NEW | FINANCING MODEL TO CALCULATE THE LIFE-CYCLE COST SAVINGS OF CONCRETE PARKING LOT OVERLAYS

We have developed a model to calculate how much your organization could save over the 30+ year life of a Concrete parking lot overlay. Just plug in your lot size . . . .

YOUR PARKING LOT ANALYSIS 30 YEAR FORECAST	FREQ	SIZE
Parking Lots | SQUARE FEET		65,000
TOTAL SQUARE FEET		65,000
ASPHALT OVERLAY FREQUENCY (YEARS) | COST SQ FT (7-10 years)	10	$ 1.65
ONE ROTOMILLING TO MAINTAIN HEIGHT (10 years, depending on curb height)	20	$ 0.32
SEALCOTE | STRIPING FREQUENCY (YEARS) | COST SQ FT	5	$ 0.32
CONCRETE OVERLAY COST SQ FT | 30 YEAR ASSET LIFE		$ 3.89
OTHER PROJECT COSTS | NONPAVEMENT		$ 2.19
INFLATION RATE		4.00%
REVENUE BOND ("CERTIFICATE OF PARTICIPATION") INTEREST RATE		4.50%
ASPHALT OVERLAY INITIAL COST		$ 291,395
CONCRETE OVERLAY INITIAL COST		$ 395,200
ASPHALT COST PER YEAR		$ 38,735
CONCRETE COST PER YEAR		$ 21,000
TOTAL "BOND" PAYMENTS OVER 20 YEARS FOR ASPHALT OVERLAY + 30 YEAR MAINTENANCE		$ 1,162,039
TOTAL "BOND" PAYMENTS OVER 20 YEARS FOR CONCRETE OVERLAY + 30 YEAR MAINTENANCE		$ 630,004
CONCRETE OVERLAY SAVINGS OVER 30 YEAR PERIOD AFTER INTEREST COST (20 YR BONDS)	134.6%	$ 532,036

THIS ILLUSTRATION IS REPRESENTATIVE AND FOR DISCUSSION PURPOSES ONLY

WITH SAVINGS OF $532,036 ON A $395,200 PARKING LOT . . . THE CONCRETE LOT IS FAR MORE AFFORDABLE THAN ASPHALT, AND WITHOUT THE DISRUPTION AND EXPENSE OF RECONSTRUCTING ASPHALT SEVERAL TIMES!!!

WHAT COULD YOU DO WITH AN EXTRA $532,036 ???!!!

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THEY USED CONCRETE

CONCRETE OVERLAYS

Just a few examples of local Concrete overlays of deteriorated asphalt parking lots... take a drive to see!!

CONCRETE

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

ROCKWOOD SCHOOL DISTRICT

Crestview Middle | **Summer 2006**

16025 Clayton Road | Manchester, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Twin Chimney's Elementary | Summer 2008

7396 Twin Chimneys Blvd. | O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

JL Mudd Elementary| Summer 2008

610 Prince Ruppert Drive| O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Mount Hope Elementary | **Summer 2009**

1099 Mt. Hope Lane | O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Forest Park Elementary | **Summer 2009**

501 Sunflower Lane | O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Dardenne Elementary | **Summer 2010**

2621 Hwy K | O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

NORTHWEST SCHOOL DISTRICT

Northwest High School | **Summer 2010**

6005 Cedar Hill Road | High Ridge, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Fort Zumwalt South High School | Summer 2012

8050 Mexico Road | St. Peters, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

ST. JUSTIN THE MARTYR

St. Justin the Marty Catholic Church | **Summer 2013**

11914 Eddie and Park Road | Sunset Hills, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

MOUNT CALVARY CHURCH

Mount Calvary Church Parking | **Summer 2013**

9321 Litzsinger Road | Brentwood, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Fort Zumwalt South Middle | **Summer 2013**

300 Knaust Road| St. Peters, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Progress South Elementary | **Summer 2013**

201 Knaust Road| St. Peters, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Fort Zumwalt North Middle School | Summer 2013

110 Virgil| O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

ST. CHARLES SCHOOL DISTRICT

Coverdell Elementary Playground | **Summer 2013**

2475 W Randolph Street | St. Charles, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

CITY OF WOODSON TERRACE

City of Woodson Terrace Parking Lot | Fall 2013

4323 Woodson Terrace | Woodson, MO

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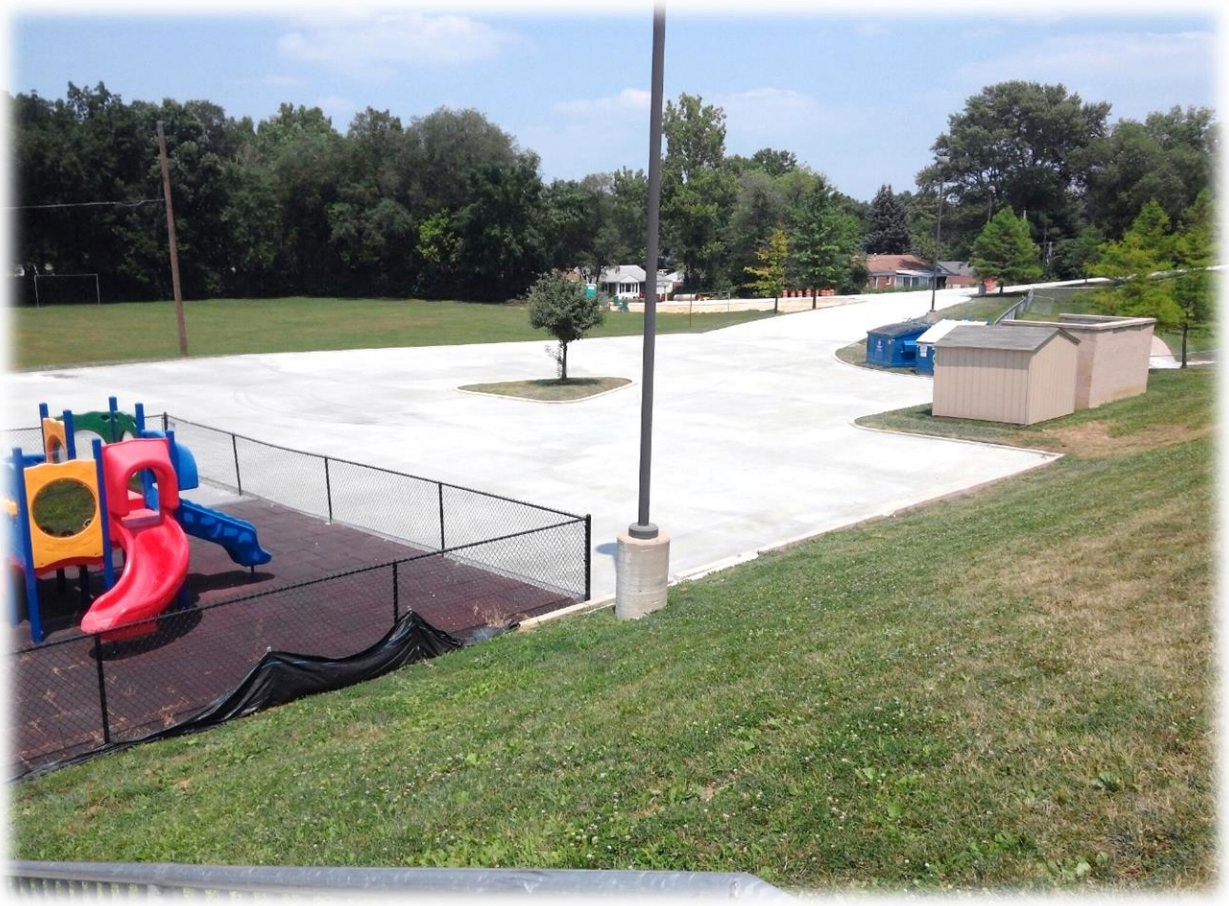
Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

ST. CHARLES SCHOOL DISTRICT

Hardin Middle Bus Loop | **Summer 2014**

1950 Elm Street | St. Charles, MO



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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

CITY OF BALLWIN, MO

Golf Course Parking Lot | Summer 2014

333 Holloway Road, Ballwin, MO

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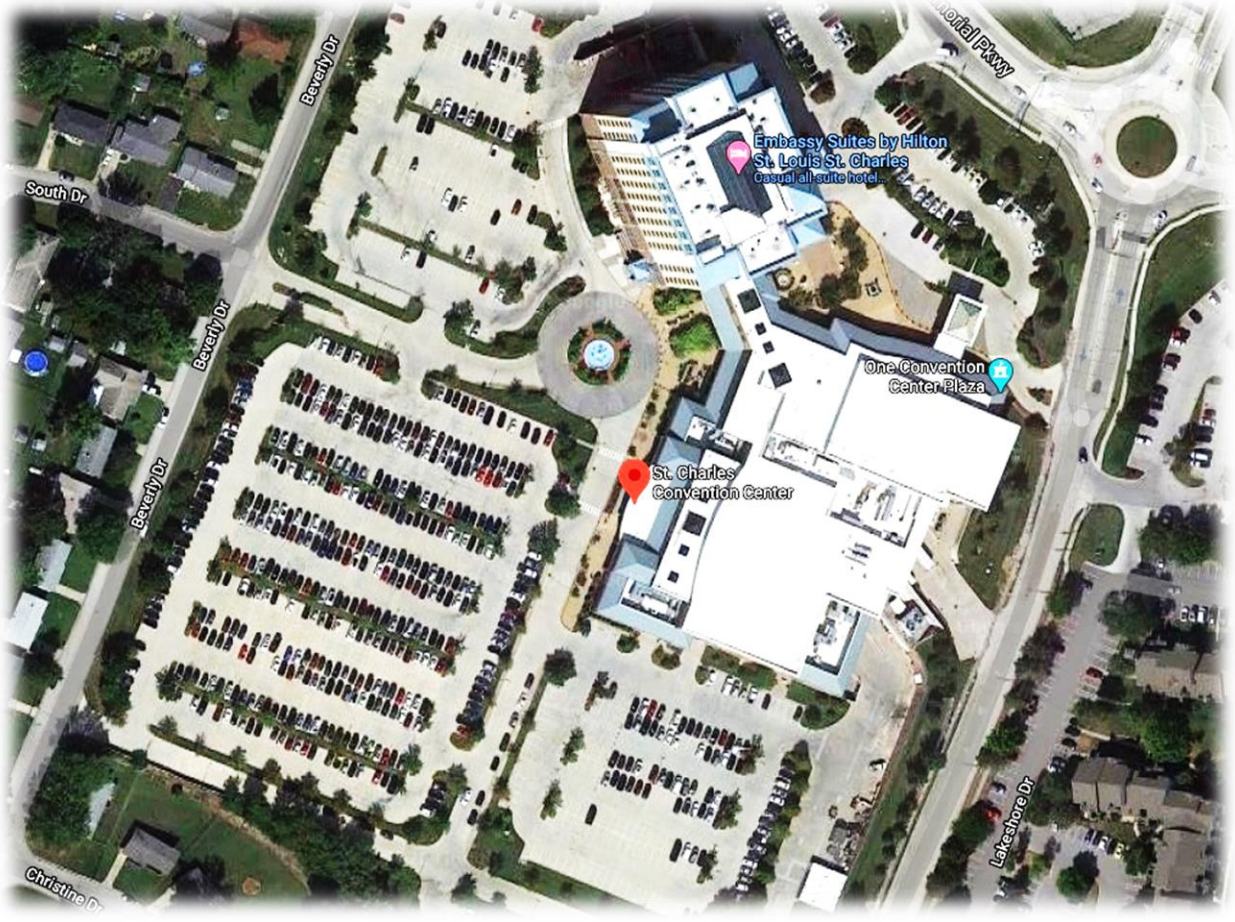
Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

ST. CHARLES COUNTY SPORTS & CONVENTION

St. Charles Convention Center| **Summer 2015**

51 Convention Center Plaza | St. Charles, MO



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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

ST. CHARLES SCHOOL DISTRICT

West High School Football Stadium | **Summer 2015**

3601 Droste Road | St. Charles, MO

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CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

School District Transportation Center | **Summer 2016**

1300 Tom Ginnever Avenue | O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

St. Peters Elementary | Summer 2016

460 McMenamy Road| St. Peters, MO

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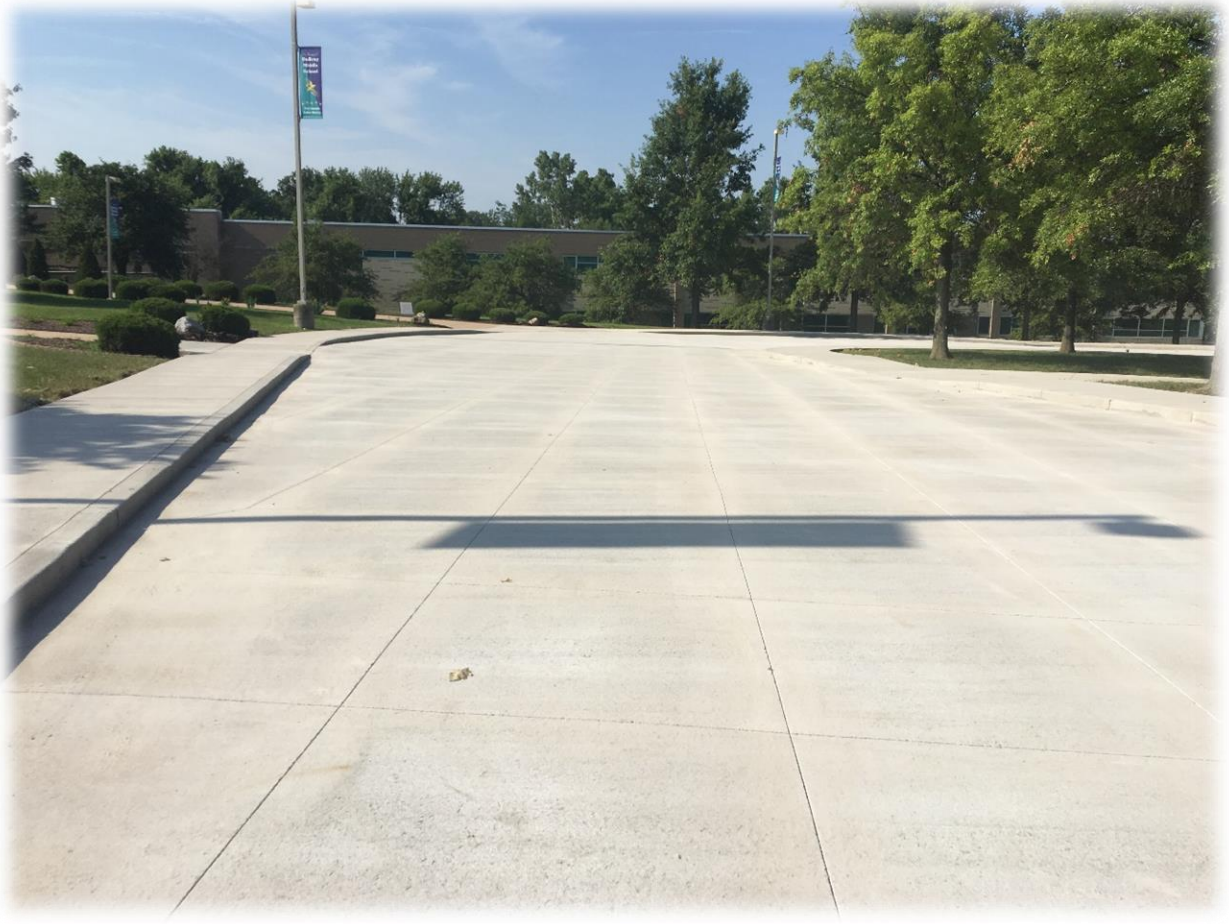
Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

DuBray Middle School | **Summer 2018**

100 Dubray Drive | St. Peters, MO



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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

Hope High School | **Summer 2018**

307 W Pitman Street | O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

ROCKWOOD SCHOOL DISTRICT

Marquette High | Fall 2018

2351 Clarkson Road | Chesterfield, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SHOOL DISTRICT

Fort Zumwalt West High School | **Summer 2019**

1251 Turtle Creek Drive | O'Fallon, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

MidRivers Elementary | **Summer 2019**

7479 Mexico Road | St. Peters, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

PARKWAY SCHOOL DISTRICT

Carman Trails Elementary School | **Summer 2020**

555 South Weidman Road | Ballwin, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

PARKWAY SCHOOL DISTRICT

Wren Hollow Elementary School | **Summer 2020**

655 Wren Avenue | Ballwin, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

PARKWAY SCHOOL DISTRICT

Ross Elementary School | Summer 2020

1150 Ross Avenue | Ballwin, MO

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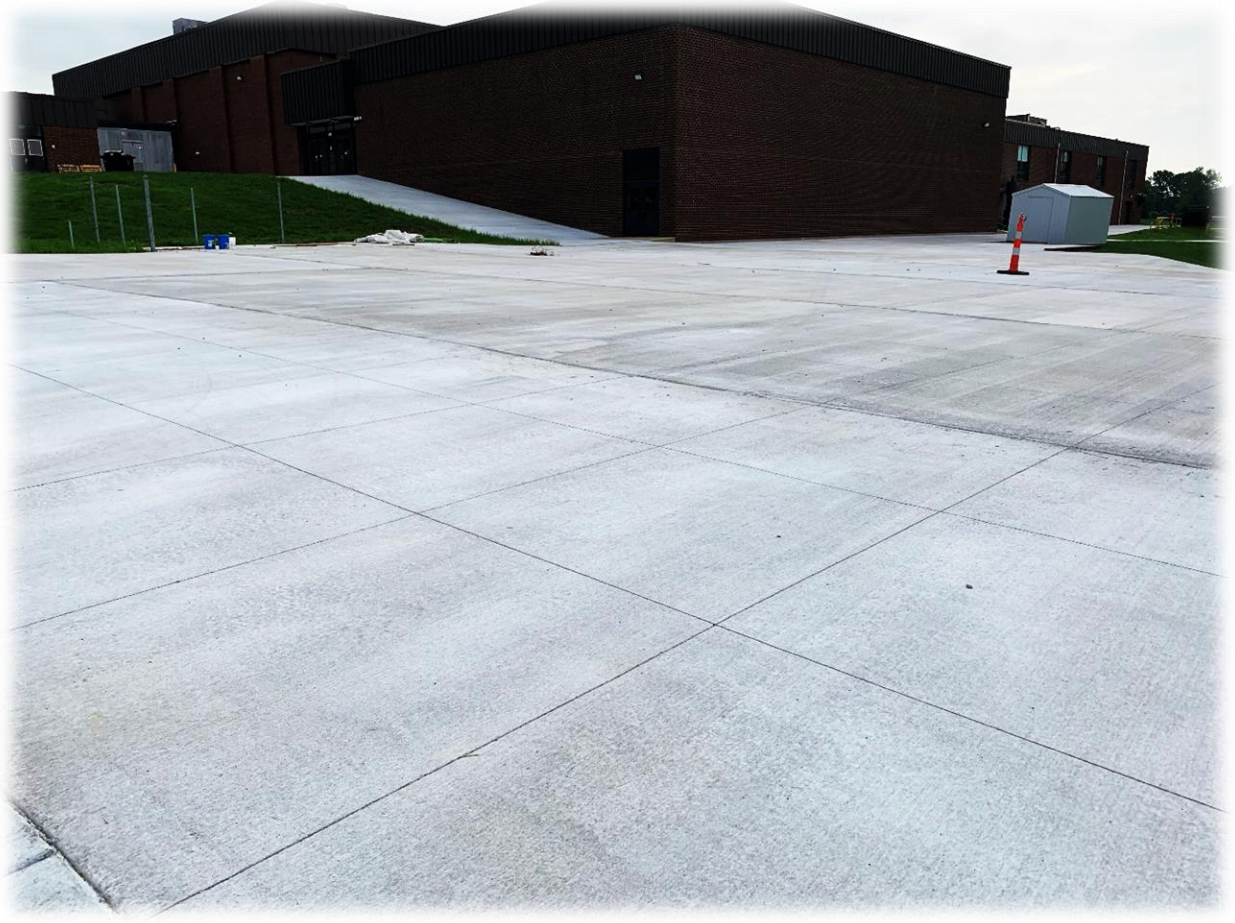
Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

FORT ZUMWALT SCHOOL DISTRICT

North High School West Parking Lot | **Summer 2020**

1230 Tom Ginnever Avenue | O'Fallon, MO



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Concrete overlays of deteriorated asphalt surfaces

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FORT ZUMWALT SCHOOL DISTRICT

Early Childhood Center Parking Lot | Summer 2022

7898 Veterans Memorial Pkwy| St. Peter's, MO

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ROCKWOOD SCHOOL DISTRICT

Babler Elementary Parking Lot | **Summer 2022**

1955 Shepard Road | Glencoe, MO

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Concrete overlays of deteriorated asphalt surfaces

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METRO TRANSIT STATION (during construction)

St. Charles Road Station Parking Lot | **Summer 2022**

7020 St. Charles Rock Road | Pagedale, MO

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Concrete overlays of deteriorated asphalt surfaces

CONCRETE OVERLAYS OF ASPHALT SURFACES

PARKWAY SCHOOL DISTRICT

Hannah Woods School Parking Lot | Summer 2022

720 Hanna Road | Manchester, MO

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METRO TRANSIT

Commuter Parking Lot | Summer 2022

Wellston Metrolink Stop | Wellston, MO

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CONCRETE OVERLAYS OF ASPHALT SURFACES

METRO TRANSIT STATION (during construction)
UMSL South Station Parking Lot | Summer 2022
7850 Natural Bridge Road | Normandy, MO

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CONCRETE OVERLAYS OF ASPHALT SURFACES

NEW | “Crown Curbs” Cap and Keep Your Existing Curb

When existing concrete curbs are in good condition, overlaying them with a “crown” of concrete can save a lot of money and enhance overall integrity of the curb

CONTACT DETAILS

ILLINOIS CONCRETE READY-MIXED ASSOCIATION

303 Landmark Drive | Suite 1A
Normal IL 61761
309.862.2144

Mike Rickerson | Marketing + Promotion Manager
Cell: 815.354.7329 | Email: mrickerson@irmca.org
Jim Randolph | Executive Director
Cell: 217-725-0096 | Email: JRandolph@irmca.org
Jesse Jonas PE | Engineering Support
Cell: 314.575.1586 | Email: jesse@allcivilengineering.net
Oliver Dulle | Marketing + Promotion
Cell: 314.853.5114 | Email: oad@concretecouncil.com

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"Working together to create value, produce quality, teach excellence, and promote sustainable concrete"

DESIGN WITH CONCRETE