



**NATIONAL
PARKING LOT
MANAGEMENT**

ESTABLISHED

1974





ABOUT ROSE PAVING COMPANY

Rose Paving Company is the pioneer of national paving. Since the very beginning, our only focus has been on parking lot management. Today, as a national service provider, we continue to offer an expert approach to parking lot management that is worry-free, time saving, and cost-effective. Our proven solutions have enabled commercial, retail, and industrial businesses across the country to overcome maintenance challenges and achieve better return on investments through effective parking lot management.

When we started out in 1974, we understood preventative maintenance was a serious issue. Now, more than ever, proper upkeep of facilities is a critical business requirement. As a result, we provide the insight, knowledge, and resources to help you fulfill prevailing demands and make a great first impression well beyond the surface.

With an extensive service offering and clients stretching from coast to coast, in the U.S. and Canada, Rose Paving is the largest service provider focused on parking lot management. Our company – with headquarters in Bridgeview, IL and U.S. offices nationwide, along with support staff and crew members – works closely with clients to deliver a unique solution for every parking lot.

MEET THE PIONEERS

Alan Rose (CEO) and partners Ed Campbell (President), Chris Tanner (COO), and Tim Chimack (Vice President of Sales), have grown Rose Paving Company significantly since its establishment. Together, they have expanded service territories to include commercial, retail and industrial properties across the country. Because of their vision and labor, Rose Paving's unique business model as a national service provider remains the largest of its kind in the parking lot management industry.

The team continues to run the privately owned company with a deep-rooted commitment to outstanding customer service and excellence in quality and parking lot management.



OUR APPROACH

Rose Paving is not just about servicing asphalt. We develop client relationships so we can better understand different organizations, work within budgets, and assist with parking lot management planning year-round. It is our commitment as a partner in facility maintenance to provide excellent service long after the work is complete.

We understand that each industry faces unique business challenges that affect maintenance decisions. We also know the value of proactive preventative maintenance and how it translates to the bottom line. Our custom solutions and services deliver what clients need according to their unique goals and budgets, resulting in smarter, more cost effective parking lot maintenance decisions.



How are we doing? What can we be doing better?

We value and depend on client feedback. We invite clients to share insights with us through networking events, our website and social media. We are committed to going beyond our clients' expectations. We will continue to improve our solutions and services based on ever-changing business requirements.



“BEYOND PAVING, BEYOND EXPECTATIONS”

WHY ROSE PAVING?

At Rose Paving, we want to be more than just a service vendor to you. That's why we strive to be your business partner while exceeding your expectations. Our approach and solutions focus on what our clients need and what best fits their business model, always going above and beyond what a client would expect from a service provider.

How Rose Paving stands apart from the competition:

Quality – To us, the single most critical factor on every job is quality assurance. That is why we adhere to a comprehensive, detailed quality assurance program for every project. Through this one-of-a-kind system, we have maintained our reputation in the industry for both quality of service and professionalism. At Rose Paving, we do it right the first time to guarantee peace of mind for our clients.

Communication/Response Time – We are dedicated to setting the industry standard for communication and responsiveness. Whether it involves reviewing project scope, scheduling work, updating progress, answering questions, or providing general assistance, we pride ourselves in staying in touch and at close reach.

Service – As the largest, national asphalt contractor providing nationwide parking lot management, our teams truly excel at multi-site, multi-regional jobs that require sophisticated project management expertise. However, regardless of size or complexity, our goal is to build long-term client relationships that continue to grow and develop as projects progress.

Staff – Our offices operate in strategic business units (SBUs), each with specially trained professionals handling all phases of a project. This ensures that nothing falls through the cracks and that clients always receive the highest level of service and quality on every aspect of every project.

Focus – We concentrate solely on one exterior arena – parking lot management. We are continually evaluating new advances in pavement maintenance, replacement and best practices, and employing those that will best benefit our clients.

Reputation/References – With excellent customer service and high quality standards, Rose Paving is an established contractor recognized and awarded for excellence in industry practices, customer service, and pavement management planning. Over half our new clients come to us as referrals from existing clientele.

Education – We are committed to fostering a collaborative learning environment that promotes sharing of resources and knowledge both externally for clients, prospective clients, and alliance partners - as well as internally for employees. We frequently conduct 'Lunch-n-Learn' programs which enable clients to make well-informed decisions. We also host a Facilities Maintenance Conference to help contractors and property/facility managers stay current with the latest industry trends and developments.

OUR SOLUTIONS

Successful pavement maintenance is not just about correcting defects. It is an ongoing process involving a combination of procedures including site evaluation, consulting, preventative and/or structural maintenance, and quality assurance. To solve this, Rose Paving has developed a comprehensive pavement management plan, or PMP, to address all the issues, not just correct the defects.

PAVEMENT MANAGEMENT PLAN (PMP)

Procedures:

Used For:

SITE EVALUATION

To evaluate pavement problems through a physical inventory including, as needed, pictures and detailed maps.

CONSULTING

To identify cost-effective repairs, understand the failure mechanism and what is causing it, prioritize treatments, and offer a budget-conscious, long-term maintenance program.

PREVENTATIVE MAINTENANCE

To prevent and correct deterioration including: raveling, transverse cracks, longitudinal cracks, minor block cracking, or fading pavement markings.

STRUCTURAL MAINTENANCE

To improve structural capacity and repair severe surface raveling or large sections of alligator cracking.

QUALITY ASSURANCE

To verify satisfaction in accordance with our comprehensive quality assurance program



At Rose Paving, we are always covering new ground. We accomplish this not only through effective parking lot management, but also through industry-leading achievements. With the green building movement sweeping the nation, Rose Paving is pioneering the way to better paving practices by offering eco-friendly alternatives in addition to our existing line of conventional products.

GREEN PAVING SOLUTIONS™

Category:

Products:

STORMWATER MANAGEMENT

Permeable Pavers
Porous Asphalt
Pervious Concrete

HEAT ISLAND EFFECT

Solar Reflective Coatings (Replacement)

GROUNDWATER RECHARGE

Bioswales Underground Infiltrations Systems

RECYCLED MATERIALS

Asphalt, Concrete, Crackseal, Bumper Blocks

LOW VOC MATERIALS

Pavement Sealers, Striping Paints





OUR SERVICES

Because we believe in doing the job right the first time, we never accept shortcuts nor do we compromise when it comes to the quality of our work. This is why we always use the highest quality materials and state-of-the-art application techniques. Our promise is to virtually eliminate burden, guesswork, and unbudgeted expenses by doing it right the first time.



- Asphalt Replacement and Repair
- Asphalt Resurfacing
- Infrared Asphalt Repair
- Concrete Replacement & Repair
- Cracksealing
- Sealcoating
- Storm Basin/Drainage Repair & Installation
- Lot Marking/Striping
- ADA Compliance
- Sport Surfaces
- Green Paving Solutions
- Gripflex

• Not all offices offer all services

OUR CLIENTS

Rose Paving is proud to work closely with all sized organizations including those who are leaders in their industries, including many fortune 500 companies. From Home Depot to Kroger to PetSmart, we have helped our clients better manage their facilities through effective parking lot management.

Our expertise in multiple industries and regions enables us to deliver solutions that are as unique as the properties we service. Specialty industries include:

- Retail
- Business/Consumer Services
- Real Estate
- Homeowner Associations
- Hotel/Restaurant
- Healthcare/Senior Living
- Manufacturing/Industrial
- Education
- Religious Institutions
- Sports Venues

AWARDS & HONORS

- Good Neighbor Award (*Pavement* magazine)
- IREM Industry Partner of the Year
- *The Business Ledger* Annual Award for Business Excellence
- Business Champion Award, Philanthropy (Moraine Valley Community College)
- Contracting Firm of the Year (*Commercial Construction Magazine*)
- Top Retail Contractor (*Commercial Construction Magazine*)
- Top Facilities Management Contractor (*Commercial Construction & Renovation*)
- Top Hospitality Contractor (*Hospitality Construction*)
- Top Healthcare Contractor (*Healthcare Building Ideas*)
- Top 100 Paving Contractor (*Pavement* magazine)
- Rising Stars in Retail (*Chain Store Age*)
- NAPA Web Site of the Year
- Pavement Advisory Board Member, since 1994
- SPECS Advisory Board Member

WE ARE HERE TO SERVE YOU



CORPORATE HEADQUARTERS

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