

2026 Commercial Pavement Budget Planner

Avello Asphalt & Construction · Poughkeepsie, NY · 845-454-3650 · tommy@avelloasphalt.com

Built for property managers, facility directors, municipal officials and owners who have to defend a pavement number in a budget meeting. Everything here reflects Hudson Valley conditions and 2026 material pricing trends.

1. Budget ranges by scope (2026, Hudson Valley)

Scope	Typical unit range	When it is the right call
Crack sealing	\$0.85 – \$2.00 / linear ft	Cracks under 1" wide, pavement otherwise sound
Pothole / infrared patch	\$180 – \$600 per patch	Isolated failures, safety/liability exposure
Sealcoating	\$0.18 – \$0.35 / sq ft	Surface oxidation, 2–4 yrs after paving, cosmetic + UV
Mill & overlay (1.5–2")	\$3.25 – \$6.00 / sq ft	Surface failure, base still structurally sound
Full-depth reclamation	\$5.50 – \$9.50 / sq ft	Base failure, alligator cracking over large areas
New construction paving	\$6.00 – \$12.00 / sq ft	New lots, expansions, heavy-load truck courts
Drainage correction	\$3,500 – \$40,000+	Standing water, undermined base, ice liability
ADA striping & signage	\$1,200 – \$6,500	Every restripe; required for compliance

Ranges are planning figures, not quotes. Access, night work, traffic control, thickness, and subgrade drive the real number.

2. Condition scoring sheet (score each 1–5, 5 = worst)

Indicator	What to look for	Score
Alligator cracking	Interconnected cracks = base failure, not a surface issue	
Standing water 24h after rain	Ponding accelerates base failure and creates ice liability	
Potholes	Count and depth; anything over 2" is a trip/vehicle claim	
Edge raveling	Loose aggregate at perimeters and curb lines	
Rutting at truck paths	Depressions in loading and dumpster lanes	
Faded / non-compliant striping	Illegible stalls, missing accessible aisles or signage	
Utility cut settlement	Sunken trenches from past work	

Total 7–14: maintenance year. 15–24: plan mill & overlay within 12–24 months. 25+: get a structural evaluation now; deferral is costing more than the repair.

3. The deferral math

Pavement does not fail linearly. A lot that costs roughly \$0.30/sq ft to maintain today typically costs \$4–\$6/sq ft to mill and overlay once water reaches the base, and \$6–\$9/sq ft once the base has to be rebuilt. Every year of deferral past visible base distress compounds cost by roughly 20–40% in this climate because of freeze-thaw.

4. Multi-year phasing worksheet

Year	Area / zone	Scope	Budget	Priority driver
2026				Safety / liability
2026				Compliance (ADA)
2027				Structural
2027				Preventive
2028				Aesthetic

Phase by liability first, structure second, appearance last. Always pair a mill & overlay with drainage correction in the same phase — repaving over a drainage problem buys 2 years, not 15.

5. Bid comparison checklist

- Asphalt thickness stated in compacted inches (not 'standard')
- Binder and surface course mix designs named (e.g. NYSDOT Type 6/7)
- Base preparation and compaction method specified
- Square footage measured and stated, not estimated verbally
- Drainage work included or explicitly excluded
- Striping layout and ADA stall/aisle count included
- Traffic control, phasing, and site access plan
- Certificate of insurance naming your entity
- Workmanship warranty term in writing
- Change-order process defined before work starts
- Disposal/millings handling and who keeps the material
- Cure time and re-opening schedule for your tenants

6. Ten questions to ask before signing

1. Is my base failing, or is this a surface problem? How do you know?
2. What compacted thickness are you quoting, and why that thickness for my loads?
3. Where does water go today, and where will it go after your work?
4. How will you keep my property operating during construction?
5. Who is on site daily, and can I reach the owner directly?

6. What is excluded from this price?
7. What triggers a change order, and what does it cost?
8. What does the warranty actually cover, and for how long?
9. Will striping meet current ADA stall, aisle and signage requirements?
10. What maintenance schedule protects this investment for the next 15 years?

7. Annual maintenance calendar (Hudson Valley)

Season	Action
Spring	Walk the lot after thaw; log new potholes and base distress; schedule patching.
Early summer	Crack seal in dry weather; book paving before the fall backlog.
Summer	Best window for mill & overlay and full-depth work; ideal cure temperatures.
Early fall	Restripe; complete drainage work before leaf and freeze season.
Winter	Document plow damage and ice complaints; build next year's budget from the score sheet.

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This planner is educational. Figures are planning ranges, not quotes or guarantees.