2027 Commercial Pavement Budget Planner

The Road Goes on Forever

Avello Asphalt & Construction · Poughkeepsie, NY · Call 845-454-3650

Built for property managers, facility directors, HOA boards, municipal officials and owners who need to plan and defend a pavement budget for the 2027 season and beyond. Use it to score your pavement, set priorities, phase work across 2027–2029, and compare proposals fairly.

1. Planning ranges by scope (2027 season, Hudson Valley)

Scope	Typical planning range	When it is the right call
Crack filling	$0.85 – $2.00 / linear ft	Cracks under 1" wide, pavement otherwise sound
Pothole / infrared repair	$180 – $600 per repair	Isolated failures, safety and liability exposure
Thin-lift overlay	$2.25 – $3.75 / sq ft	Worn, raveled surface over a sound base
Mill & overlay (1.5–2")	$3.25 – $6.00 / sq ft	Surface failure, base still structurally sound
Full-depth replacement	$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; needed for accessible parking

Ranges are planning figures only, not quotes. Access, night or weekend work, traffic control, thickness, material pricing at the time of work, and subgrade conditions drive the real number. Avello confirms scope after seeing the pavement in person.

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

Indicator	What to look for	Score
Alligator cracking	Interconnected cracks usually mean base failure, not a surface issue	
Standing water 24h after rain	Ponding speeds up base failure and creates ice risk	
Potholes	Count and depth; deep holes are a trip and vehicle risk	
Edge raveling	Loose stone at perimeters and curb lines	
Rutting at truck paths	Depressions in loading, delivery and dumpster lanes	
Faded or unclear striping	Hard-to-read stalls, missing accessible aisles or signage	
Utility cut settlement	Sunken trenches from past utility work	

Total 7–14: maintenance year. **15–24:** plan resurfacing within 12–24 months. **25+:** get a structural evaluation now; waiting usually costs more than the repair.

3. Why waiting costs more

Pavement does not fail in a straight line. Small repairs done while the base is sound are the least expensive work you will ever buy. Once water reaches the base, the job usually moves from repair to resurfacing, and once the base has to be rebuilt, to full replacement. Hudson Valley freeze-thaw cycles speed this up each winter, so the cheapest year to act is usually the year you first see base distress.

4. Multi-year phasing worksheet (2027–2029)

Year	Area / zone	Scope	Budget	Priority driver
2027				Safety / liability
2027				Accessibility (ADA)
2028				Structural
2028				Preventive
2029				Appearance

Phase by safety first, structure second, appearance last. Fix drainage in the same phase as any resurfacing; paving over a drainage problem shortens the life of the new surface.

5. Bid comparison checklist

[ ] Asphalt thickness stated in compacted inches (not 'standard')
[ ] Binder and surface mix types named
[ ] Base preparation and compaction method specified
[ ] Square footage measured and stated in writing
[ ] Drainage work included or clearly excluded
[ ] Striping layout and accessible stall/aisle count included
[ ] Traffic control, phasing and site access plan
[ ] Certificate of insurance naming your entity
[ ] Workmanship warranty terms in writing
[ ] Change-order process defined before work starts
[ ] Who removes and keeps the millings
[ ] Cure time and reopening schedule for tenants, residents or the public

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 for my traffic?
3. Where does water go today, and where will it go after the 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 how is it priced?
8. What does the warranty cover, and for how long?
9. Will striping meet current accessible stall, aisle and signage requirements?
10. What maintenance schedule protects this investment over the long run?

7. Annual maintenance calendar (Hudson Valley)

Season	Action
Spring	Walk the lot after thaw; log new potholes and base distress; schedule repairs.
Early summer	Crack fill in dry weather; book paving before the fall backlog.
Summer	Best window for resurfacing and full-depth work; ideal paving temperatures.
Early fall	Restripe; finish drainage work before leaf and freeze season.
Winter	Document plow damage and ice problems; build the next budget from the score sheet.

Free, no-obligation site walk-through: call 845-454-3650 or request a quote at avelloasphalt.com/contact. Avello serves commercial, municipal, industrial, institutional, HOA/condo and multifamily properties in Dutchess, Putnam, Westchester, Ulster, Orange, Rockland, Columbia, Sullivan and Greene counties.

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