

# Case Study

## MULTIPHASE RESTORATION

# Multiphase Commercial Blacktop Paving Restoration for 200-Unit Apartment Complex

## The Challenge

Property managers of a large apartment complex in Dayton, Ohio, needed to repave their 6,400-square-yard lot. After more than 20 years without repaving, surface deterioration posed both aesthetic and liability concerns. With 200 residents depending on daily access, the team needed a partner who could balance tight logistics, safety, and tenant convenience while executing a full 2" mill and pave.

## Our Approach

We collaborated closely with both the local property manager and district manager to develop a three-year budget and phased plan that prioritized the highest-need areas first. Each phase was completed under a tight turnaround — milling in one day and paving the next — through detailed coordination, constant communication, and a safety-first mindset.

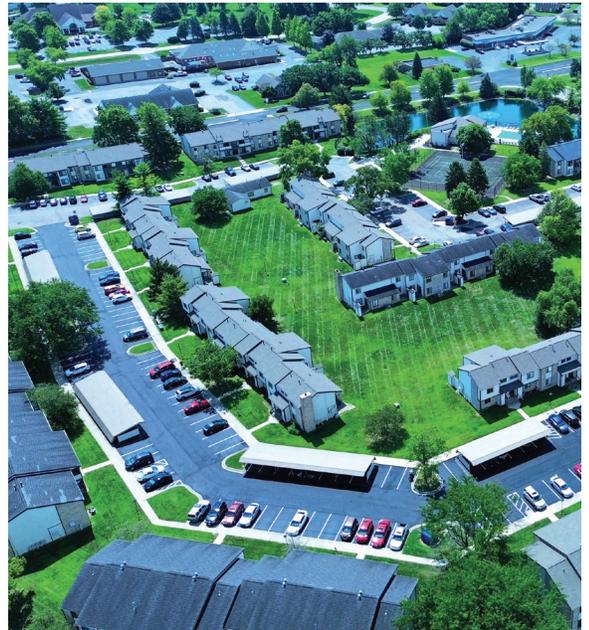
Crews conducted daily safety checks and communicated clearly to ensure everyone on-site knew their role and responsibilities. This proactive attention helped prevent accidents and kept the fast-paced project running smoothly so residents could return to normal use quickly.

## The Result

The transformation exceeded expectations. As the client noted:

“The project manager and his team did a fabulous job with our project. It looks 1,000x's better! Residents even called in to compliment the crew.”

By delivering exceptional results under a demanding schedule — and maintaining a culture of safety and communication — we earned a long-term partnership to continue future restoration phases with confidence.



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