



NATIONAL PARKING LOT MANAGEMENT | COMMERCIAL & INDUSTRIAL PAVING SINCE 1974

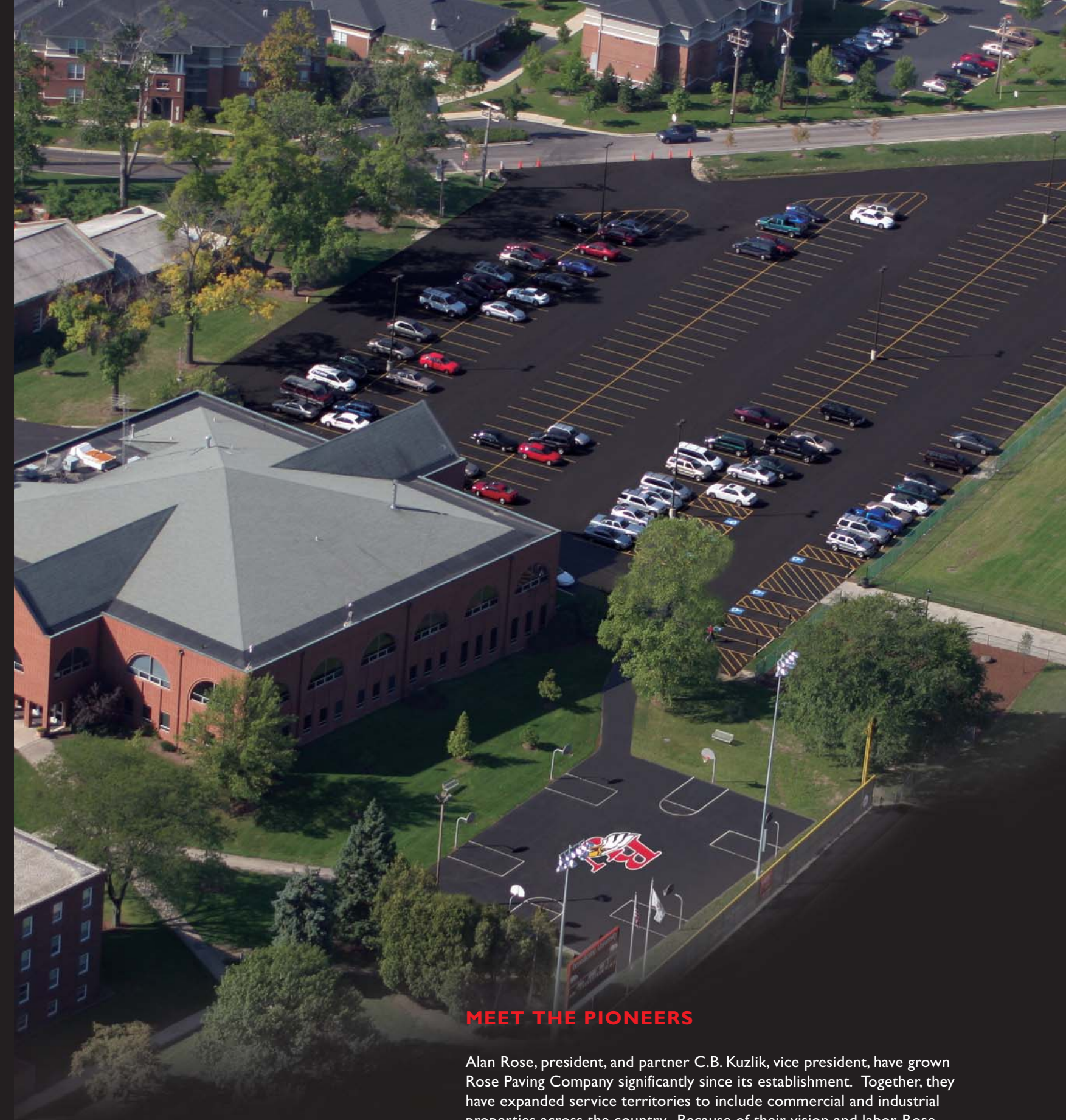
ROSE PAVING CO.

ABOUT ROSE PAVING CO.

Rose Paving Company is the original pioneer of national paving. Since the very beginning, our only focus has been 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 and industrial organizations across the country to overcome maintenance challenges and achieve better results through effective parking lot management.

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

With our headquarters in Bridgeview, Illinois, and a network of alliance partners around the nation, we work closely with clients to deliver a unique solutions for every parking lot while assisting with planning and budgeting year-round.



MEET THE PIONEERS

Alan Rose, president, and partner C.B. Kuzlik, vice president, have grown Rose Paving Company significantly since its establishment. Together, they have expanded service territories to include commercial 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 only one of its kind in the parking lot management industry.

Both visionaries continue to help run the privately owned company with a deep-rooted commitment to outstanding customer service and excellence in quality and parking lot management.

WE DO IT RIGHT THE FIRST TIME

WE STRONGLY BELIEVE IN DOING THE RIGHT REPAIR AT THE RIGHT TIME. OUR APPROACH AND SOLUTIONS FOCUS ON WHAT OUR CLIENTS NEED AND WHAT BEST FITS THEIR BUSINESS MODEL.

ROSE PAVING STANDS APART FROM THE COMPETITION

FOCUS

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

REPUTATION/REFERENCES

With decades of leadership and an impressive, nationwide customer base, Rose Paving is an established contractor recognized and awarded for excellence in industry practices, customer service, and pavement management planning. Over 70% of our new clients come to us as referrals from existing clientele.

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 are in touch consistently and always at close reach.

QUALITY

To us, the single most critical factor on every job is quality assurance. That is why we adhere to a comprehensive, 20-point quality assurance program for every project. Through this one-of-a-kind system, we have repeatedly proven 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.

SERVICE

As the only asphalt contractor providing national 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 staff operates in small business units (SBUs), each with specially trained professionals handling separate phases of each project. This ensures that nothing falls through the cracks and that clients always receive the highest level of service on every aspect of every project.

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. Continuing education enables clients to make well-informed decisions and helps contractors stay current with the latest industry trends and developments.

OUR APPROACH

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

Rose Paving is not just about servicing asphalt; we develop client relationships so that we can better understand the needs of 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 work is complete.

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 regular networking events as well as during the Facilities Maintenance Conference, our premier educational forum for property/facility managers. Together, we continue to improve our solutions and services based on ever-changing business requirements.

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. In its most effective form, all of the above approaches are used together to create a comprehensive pavement management plan.

PAVEMENT MANAGEMENT PLANNING (PMP)

Site Evaluation

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

Consulting

To identify cost-effective and timely repairs 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 20-point quality assurance program.





OUR SERVICES

We never accept shortcuts or compromises 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 for our clients by doing it right the first time.

Specialty services include:

- Asphalt Patching and Repair
- Asphalt Resurfacing
- Geotextile Reinforced Resurfacing
- Concrete Maintenance
- Cracksealing
- Sealcoating
- Storm Basin/Drainage Repair & Installation
- Lot Marking
- ADA Compliance

OUR CLIENTS

Rose Paving is proud to work closely with organizations that are leaders in their industries, including many Fortune 500 companies. From Home Depot to CB Richard Ellis to Red Roof Inns, 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:

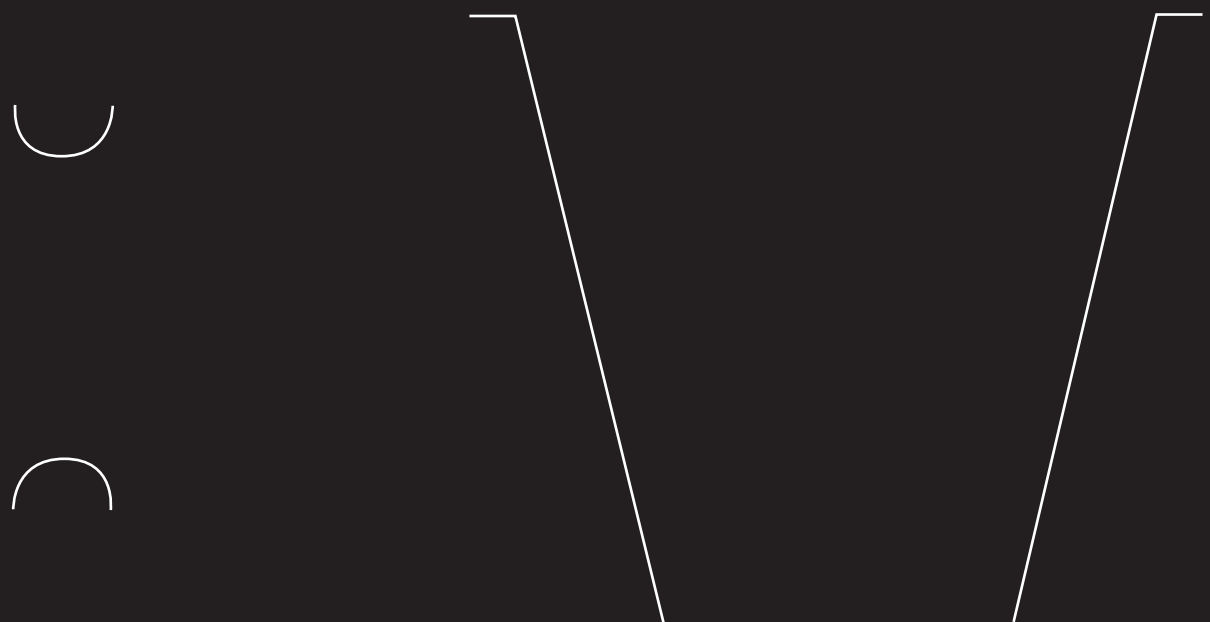
- Retail
- Business/Consumer Services
- Real Estate
- Homeowner Associations
- Hotel/Restaurant
- Healthcare
- Schools/Universities
- Religious Institutions

ONE SOURCE

FOR ALL OF YOUR PARKING LOT MANAGEMENT NEEDS

- ONE CALL DOES IT ALL
- ONE CONTRACT FOR EVERY JOB
- ONE RELATIONSHIP FOR PERSONAL ATTENTION
- ONE SUPPORT TEAM AT YOUR SERVICE
- ONE GUARANTEE FOR ALL WORK PERFORMED
- ONE INSURANCE CERTIFICATE FOR MAXIMUM COVERAGE
- ONE 20-POINT QUALITY ASSURANCE PROGRAM

ONE GREAT DECISION FOR PEACE OF MIND...RIGHT ON TIME.



ROSE PAVING CO.

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