



Asphalt Driveway Disaster Recovery & Mitigation

Planning Ahead to Minimize Long-Term Effects on Facilities & Infrastructure Effects Caused by Man-Made and Natural Disasters

Driveway Maintenance, Inc.

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A White Paper

by Driveway Maintenance, Inc.

<http://www.driveway.net>



About Driveway Maintenance, Inc.

[Driveway Maintenance Inc.](#) (DMI) is a LEED-accredited full-service, self-performing [paving contractor](#) and [sealcoating company](#) serving clients throughout Florida, including Miami, Naples, Orlando, Palm Beach, Ft. Lauderdale, Ft. Myers, Tampa, Ft. Pierce, Delray and Daytona. DMI provides paving and sealcoating services to commercial entities, including apartment complexes, community associations, commercial office parks and retail shopping centers. Learn more at [Driveway.net](#).

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Summertime along the Florida and Gulf coast and across the Atlantic Seaboard can be a mean season for parking lots, paved entrance roads and infrastructure managed or owned by national property maintenance organizations, retail and commercial property owners, landlords, condominium associations, hospitals and medical centers.

As we enter the Atlantic Hurricane Season, we are reminded from recent experience that high winds, torrential rain and flooding caused by hurricanes and tropical storms can have lasting and costly effects upon the parking lots and paved facilities of commercial, residential and healthcare facilities. Because of this, it is imperative that a disaster prevention and recovery plan should already be in place. A comprehensive plan can help limit safety issues, control liability, reduce damage and expedite the return to normal operations or use.



Natural disasters and man-made calamities come in many forms - and all year long. Every spring, the Midwest and South are hit by seasonal tornadoes. These storms bring flooding, hail and mudslides. This May, Southern California suffered the type of catastrophic wildfire that regularly ravages the West. Earthquakes - even minor ones - can cause upheaval to facilities. Snow storms are disabling access to retail and residential facilities alike, cutting off vital access for commerce or living.

Sudden and catastrophic fires and explosions, require experienced vendors to provide immediate debris removal and clean-up.

Key Steps to Disaster Planning

Creating a disaster plan is essential to facility operations and can be relatively simple. First, inventory your facilities and what may need addressing following an event. A complete assessment of the scope of facilities will help gauge the expected or potential need for emergency services. Next, budget and set aside money for disaster recovery and remediation. This should be an annual allocation - literally a "rainy day fund" - banked in the event of an emergency. Some insurance policies cover disaster recovery, but many that do offer such coverage feature a high deductible. Be prepared to "self-insure" to cover the difference, and to meet immediate and essential needs before insurance payouts become available.

Follow these tips to prepare your organization or facility now, before disaster strikes:

Choose an experienced company. Those who've weathered hurricanes know that companies will claim to offer emergency services that they may not be equipped or capable of expertly, efficiently or sufficiently providing. Your vendor should have experience with your type of facility - commercial property, retail, condominium association or other location - and be prepared to render a full slate of services that match your specific needs. This may include emergency repairs to parking lots, removal of trees, landscaping, sand and general debris; clearing and cleaning of drainage and catch basins; emergency electrical repairs for parking lot lighting or signage; backfilling of sinkholes created from flooding or drainage issues; repair of traffic control or other directional or safety signage; or snow removal from paved surfaces or rooftops following a snow event.

Hire an expert - and a partner. Does your vendor have a "War Room" to track seasonal events? When a disaster is approaching, the company's team should be on high alert - tracking storm development in real time and alerting your organization with any vital updates. Your skilled vendor can help you determine what you need, in advance, and be prepared to mobilize immediately to meet your needs.

An experienced contractor MUST have adequate staffing, crews, machinery and the ability to travel when a disaster strikes. With commercial and residential properties clamoring for the same services at the same time, make sure that your vendor has a fleet of vehicles including equipment such as: front-end loaders, tandem-axle dump trucks, back hoes and skid steer / Bobcats; emergency back-up generators; hardware, chainsaws and other power tools; and a reliable, experienced crew prepared to deploy immediately after any storm.

Become a priority. In the days following a storm, any facility's goal is to quickly return to normal operations. Get on a storm debris or snow removal contractor's priority list now. Establish contact with your contractor and make a plan before disaster strikes. Whether with your existing facilities maintenance provider or an emergency mitigation company, contract with a vendor to ensure your property is among the first to be serviced in the aftermath of a storm.

Conclusion

Following a natural disaster, companies and facilities that get cleared of debris and repaired the quickest enjoy a faster return to normalcy. Drafting a Disaster Recovery Plan, establishing a "rainy day fund" and making connections with the right providers area all part of a prepared state of mind that can help any organization survive disaster. Natural disasters can be year-round events. Make sure your organization's preparation is a year-round exercise, too.

From Hurricanes Andrew in 1992 and Wilma in 2005, to the 2011 Atlanta Snowstorm, to Superstorm Sandy in 2012, Driveway Maintenance has provided emergency mobilization, debris removal and emergency parking lot and facilities repair to customers from Florida through Virginia.

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Disclaimer: The information in this article is not complete, is not to be considered legal advice, and was believed to be correct at the time of writing. The author and his organization strongly recommend readers consult with counsel, engineers or architects.

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