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## PROJECT SUMMARY



### The Home Depot Parking Lot Assessments

#### The Project

The Home Depot asked QPM to assist them in gaining a better understanding of the condition of parking lots at 90 locations – and to complete all assessments and provide a recommendation within three weeks.

Previously the company had a policy of replacing parking lots based on store age and parking lot appearance, but sought to understand the requirements to increase parking lot survival to ten years or more. In order to accurately predict budgetary needs for parking lot maintenance, a strict three-week timeline was given for the project.

#### The QPM Solution

Because the client did not have an existing process for evaluating their parking lots, QPM began by developing an assessment solution based on the PaSER Scale (Pavement Surface Evaluation and Rating), which measures asphalt quality and conditions. Each lot was divided into seven sections, and each was assigned a weighting score (customer areas and the front of the store were given more weight, delivery areas less).

QPM's subject matter experts assessed all 90 locations, measuring sections and preparing cost estimates by section to either repair or replace the parking lot. (Showing both options allowed The Home Depot to assess relative expenses). Assessments were conducted with an eye to the company's goal of achieving ten additional years of use out of the lots without additional maintenance.

QPM's recommendations also identified, based on an understanding of the client's requirements for expense vs. capitalized costs, which costs could be capitalized vs. expensed.

## Results

QPM completed all assessments and recommendations within the three-week timeframe stipulated by the client. Based on QPM's assessments and recommendations, not all lots required replacement – allowing the client to add an additional 10% more lots to the maintenance program and remain within budgeted expense levels.

The system developed by QPM now allows The Home Depot to evaluate their lots and proactively plan for parking lot requirements in their annual budgeting process.

## More Information

To see many more examples of QPM's experience with projects like yours, visit [www.qpmlc.com](http://www.qpmlc.com) and click on "Projects".