



Parking Lot Program Update

Life-Cycle Asset Management



December 11, 2025

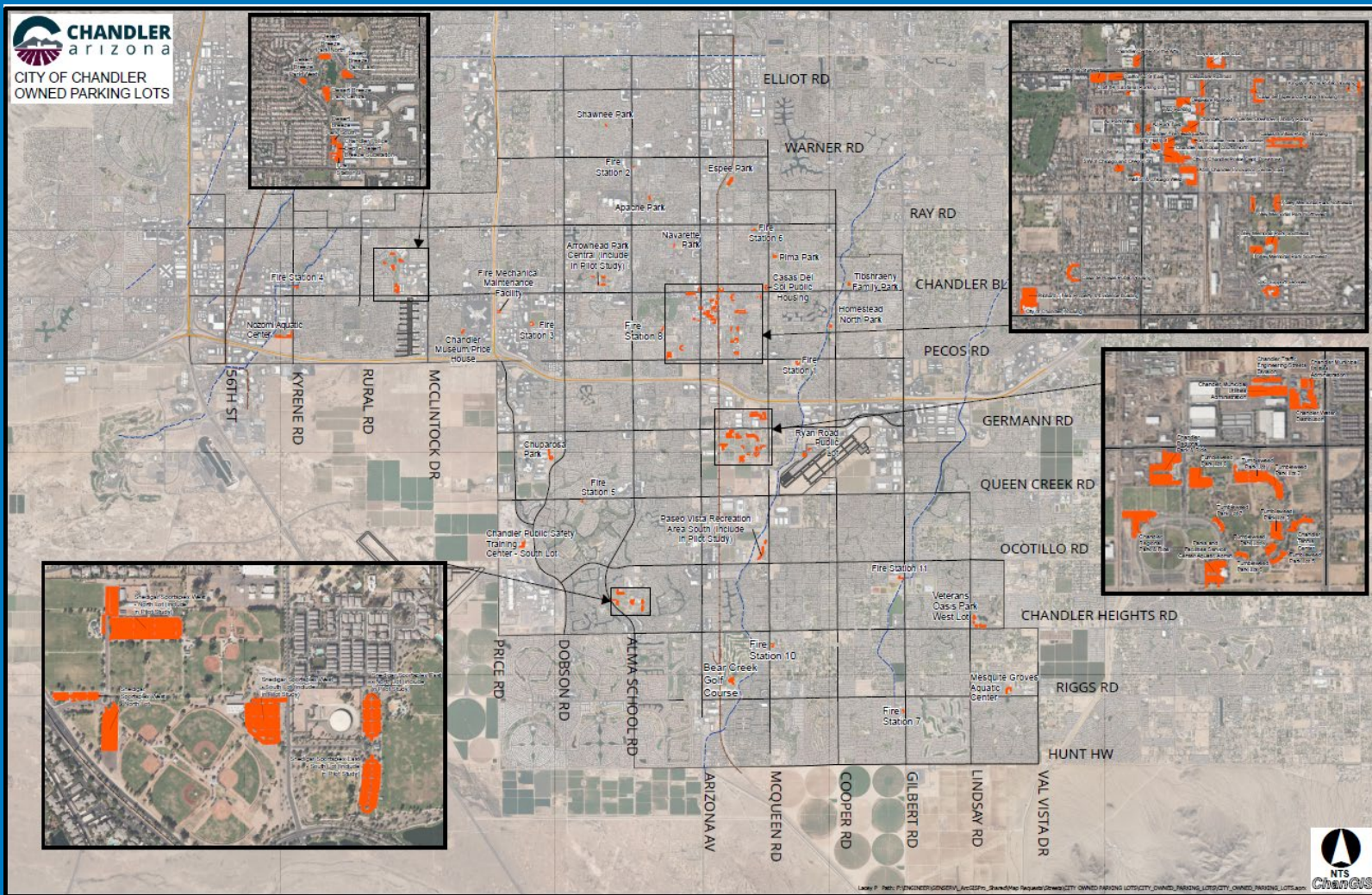
Parking Lot Program Life-Cycle Asset Management

New Program beginning 1 year ago for our 107 parking lots

Purpose:
Ensure that city-owned facilities have parking lots in a condition that best serves the needs of our community

To accomplish this, a life-cycle asset management approach is being implemented to provide cost-beneficial solutions to maximize the effectiveness of parking lot assets.





Parking Lot Program

Life-Cycle Asset Management

Stantec Evaluation and Database

- The city contracted with Stantec Engineering to complete a thorough parking lot inventory assessment and evaluation.
- As part of the evaluation, Stantec estimated a Pavement Condition Index (PCI) for each parking lot.
- PCI differs from the Pavement Quality Index (PQI) used on Chandler streets by only looking at surface conditions without consideration for ride comfort or structural adequacy.
- The city is using the Stantec Roadmatrix database management software to assess and manage these parking lot assets.



Parking Lot Program Costs

- An untreated life expectancy of a newly constructed parking lot asphalt is approximately 20 years.
- Strategic seal coating efforts are performed on new pavements to extend their life expectancy.
- The goal is to apply an initial seal coat to new pavement after three years and then five years between each additional seal coat application.
- With this level of maintenance, it is anticipated that the life of a parking lot wearing course can be extended to 25 years or more.
- This level of maintenance will also keep parking lots looking fresh and professionally presentable.

Total first year annual cost is expected to be \$2,490,000
Focused on customer facing lots first

Asphalt Parking Lot Maintenance Applications

Crack Seal/Mastic Seal



Seal Coat Applications



Mill and Inlay



Parking Lot Maintenance Program – Year 1, Update

Seal Coat Applications Completed

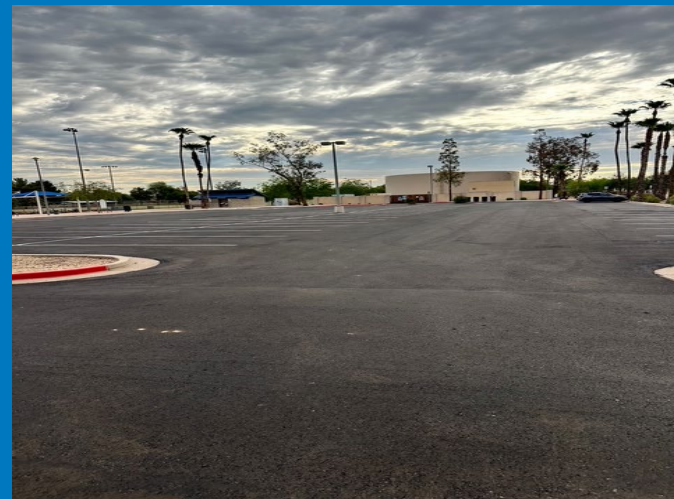
- Fire Station 1 and 11
- Craft 64 (La Stalla) parking lot
- Tumbleweed Park (Lots 4, 5, 6 and Anvil Drive)
- Police (evidence lot entrance)
- Chandler Senior Center/Downtown Library
- Chandler Regional Park and Ride
- Chandler Municipal Courts (south lot)
- Chandler Utilities Admin and Water Distribution Lots
- Airport - Ryan Road public lot
- Snedigar Complex (west entrance and lot)
- Folley Memorial Park (northeast lot)



Parking Lot Maintenance Program – Year 1, Update

Mill and Inlay (M&I) Completed

- Airport Terminal Building Lot
- Apache Park (Parking Lot)
- Apache Park (entrance road)
- Snedigar Sports Complex (southwest lot)
- Desert Breeze Park (central lot and entrance)
- Shawnee Park
- Pima Park



Parking Lot Maintenance Program – Year 1, Update

Seal Coat Applications In Process

- Tumbleweed Park (Anvil Drive)
- Police (downtown)



Mill and Inlay In Process

- Desert Breeze Park (north lot and maintenance road)
- Snedigar Park (east lot)



ADA Improvements with Mill and Inlay

Airport Terminal ADA Ramp Replacement and Restriping



Pima Park ADA Improvements



Shawnee Park ADA Ramp Replacement



Concrete Parking Lot Maintenance

Sealing Joints/Cracks



Minor Repairs and
Small Area Replacement



Replacement through
Capital Improvement



Folley Memorial Park (Northeast Lot)

Seal Coat – PCI = 66.2



Apache Park M&I – PCI = 28.2



Snedigar Sports Complex (Southwest Lot)

M&I – PCI = 25.4



Parking Lot Maintenance Program – Year 2, FY 2025-26

Seal Coat Application

- Chuparosa Park
- Boys and Girls Club
- Fire Station 9
- Chandler Police (Desert Breeze)
- Tibshraeny Family Park
- Chandler Public Safety Training Center (south lots and entrance)
- Chandler Municipal Courts (north lot)
- Tumbleweed Park (west lot, Pioneer Way, Celebration Drive, Lot 7)
- Arrowhead Park (west, south, central lots)
- Chandler Museum / Price House
- Homestead North Park



Parking Lot Maintenance Program – Year 2, FY 2025-26

Mill and Inlay (M&I)

- Veterans Oasis Park (east, center and west lots)
- Chandler Police (Chandler Heights entrance and lot)
- Chandler Fire Headquarters
- Tumbleweed Park (lot 3)
- Tumbleweed Tennis Center
- Snedigar Sportsplex (east lots)





Thank You



Parking Lot Program Life-Cycle Asset Management