



COLORADO SPRINGS BEST CONCRETE DRIVEWAYS

www.springsconcrete.com

 **Springs Concrete**
Colorado's Best Concrete Contractor



WHY CHOOSE SPRINGS CONCRETE FOR YOUR CONCRETE DRIVEWAY?

Springs Concrete is proud to present our Concrete Driveways brochure, showcasing our dedication to quality and service. We've been building Colorado Springs' best concrete driveways for 18 years. We achieve this through our standard operating procedure: the same team, the same high-quality ingredients, and the same reliable process, ensuring a great driveway every time. Our most popular services are concrete driveway removal and replacement, new concrete driveways, and concrete driveway repair. Call us today to learn more about what we can offer you. Not all driveways are created equal. We pride ourselves on building long-lasting, high-quality driveways in Colorado Springs, Monument, Falcon, Fountain, Parker, Castle Rock, Manitou, Woodmoor, and all along the Front Range of Colorado.

When you're searching for a top-quality concrete driveway, choose us to streamline the process. We pride ourselves on delivering the best concrete driveways, ensuring your satisfaction remains our priority. Our commitment to excellent customer service distinguishes us as a leading concrete driveway contractor in Colorado Springs. Investing in your home means ensuring functionality and visual appeal with every project. Whether you need a new installation or are replacing an existing driveway, we guide you through each step, ensuring the final product meets your expectations in both appearance and performance. We guarantee the highest quality in every driveway we construct. Contact us today to schedule your estimate.



WHY OUR CONCRETE DRIVEWAYS ARE STRONGER AND LAST LONGER

Building a Durable Premium Concrete Driveway in Colorado Springs

Building a premium concrete driveway requires meticulous planning, high-quality materials, and expert craftsmanship. In Colorado Springs, where weather conditions can be extreme, it is essential to ensure that every step of the process is executed with precision. Here's how we ensure your driveway is functional, durable, and aesthetically pleasing:

Site Assessment:

We perform a comprehensive assessment to listen to your needs and evaluate soil conditions, drainage needs, and the property layout.

Design and Layout:

For driveways needing replacement, we can reinstall on the existing footprint without redesigning. For new designs, we discuss your preferences and needs in function, aesthetics, shape, and size.

Measurements:

We utilize state-of-the-art satellite technology and aerial photography for precise measurements and topographical data, providing us with accurate and detailed 2D and 3D drawings.

Permits and Regulations:

In Colorado Springs, permits are generally not required unless the work affects the city right-of-way. We handle all necessary permits and ensure compliance with local regulations. Compliance with local regulations.





Finishing Techniques:

A bull float is used for smoothing the surface and ensuring an even cement cream on top. Hand floating and troweling are done to take the finish to the next level. Edging is done to remove the sharp 90-degree edges and make them round and smooth. Control joints are hand-tooled or cut at strategic intervals to allow for expansion and contraction, thus minimizing cracking. A broom finish is applied for added traction and a clean appearance.

Curing and Sealing:

The driveway is covered with a cure and seal compound to retain moisture, essential for achieving optimal concrete strength. The driveway must not be driven on for a minimum of 7 days.

Quality Assurance and Final Inspection:

A thorough inspection is conducted to ensure the driveway meets all specifications. A final walkthrough with the client addresses any concerns and offers maintenance tips.

Maintenance Tips:

Keeping the driveway clean prevents debris accumulation and staining. Periodic reapplication of sealant maintains the driveway's appearance and durability. Prompt removal of snow and ice is crucial to prevent winter damage.

Conclusion:

A premium concrete driveway enhances your property's value and curb appeal. By adhering to these detailed steps and using the best materials and techniques, we guarantee a stunning and enduring driveway that will withstand the challenging Colorado Springs climate for years. Trust us for exceptional craftsmanship and durability in your next driveway project.

Concrete Demolition:

We demo and remove the old concrete from the site.

Marking and Excavation:

The area is marked and excavated to the required depth, ensuring accuracy (for new construction only).

Subgrade Preparation:

The soil is compacted in preparation for the crushed rock base layer.

Base Installation:

A 2–4 inch layer of crushed concrete gravel is installed and compacted for a stable foundation and drainage. Proper grading is crucial to ensure that the driveway is consistently 4 inches thick.

Formwork and Reinforcement:

Forms are set to shape the driveway. Steel welded wire mesh and fiber-mesh are used to enhance concrete strength and durability. Rebar dowels are used for structural connections between new and old concrete. Expansion material is used between new and old concrete to reduce expansion forces.

Concrete Mixing and Pouring:

We use a high-strength 4000 psi concrete mix with fiber-mesh and a low water-cement ratio to enhance durability and minimize cracking. Air-entraining agents are added to improve freeze-thaw resistance. Concrete is pumped or poured directly from the truck, depending on the site logistics.



WHAT DOES A CONCRETE DRIVEWAY COST IN COLORADO SPRINGS?

Factors Determining the Cost of Concrete Driveway Replacement in Colorado Springs:

Understanding the various factors that influence concrete driveway replacement costs empowers you to make informed decisions when comparing contractor estimates. This comprehensive breakdown helps you understand what factors into the costs of replacing a concrete driveway and allows you to assess the value provided by different contractors effectively. By taking into account both the tangible and intangible elements, you can make a more informed decision that ensures durability, aesthetics, and satisfaction from your investment. Here's a breakdown of key considerations, including the benefits of each factor and why it can increase costs:

Extent of Existing Damage:

Addressing existing damage such as cracks, heaving, settling, surface failure, water tunneling, and issues caused by tree roots often necessitates complete removal and reinstallation of the concrete and its base, leading to higher costs. Addressing these issues prevents future problems and ensures a solid foundation for the new driveway.





Size of the Driveway:

Larger driveways naturally require more materials and labor, impacting the overall cost. However, smaller driveways still necessitate the same meticulous planning and preparation, ensuring that even compact driveways meet the same high standards.

Concrete Demolition and Removal:

The cost to demolish and remove old concrete, particularly when it includes rebar or is unusually thick, affects the total price due to additional disposal fees, labor, and equipment requirements.

Base Preparation:

Proper base preparation, including the installation of a 2 to 4-inch layer of crushed gravel, is essential for long-term performance. Costs may vary depending on site conditions like clay, soft spots, or voids, and correcting areas affected by water tunneling. Crushed gravel provides a stable foundation for the concrete, preventing cracking and ensuring proper drainage. Costs also increase with the need for underground conduits for electricity and irrigation, underground drains, and the removal of in-ground boulders or timbers.

Reinforcement:

Incorporating rebar, wire mesh, or fiber-mesh strengthens the concrete, enhancing its resistance to cracking and improving weight distribution. This adds to the material and labor costs but is crucial for enhancing the driveway's durability.

Concrete Type and Thickness:

High-strength concrete (over 4,000 psi) and increased thickness provide superior durability but at a higher cost. Thickened edges further enhance strength and longevity.

Finishes and Custom Details:

Textured finishes, colors, stamped patterns, borders, curbs, and custom inlays elevate the driveway's aesthetics but come at an additional cost. These enhancements improve the visual appeal and can add value to your property.

Chemical Additives, Cures, Sealants, and Caulking:

Chemical additives such as calcium chloride and concrete retarders, along with sealants like cure and seal, acrylic sealer, polyaspartic epoxy sealer, and polyurethane concrete joint caulking, increase the cost. These additives and sealants enhance the concrete's performance, durability, and longevity.

Grade, Slope, Switchbacks, and Retaining Walls:

Steep grades, slopes, and sharp turns require more precise construction techniques and additional materials and labor. The construction of retaining walls to manage sloped terrains further increases these costs, ensuring effective water runoff and structural stability.



Drainage Solutions:

Well-designed drainage systems prevent water pooling and potential damage. Implementing in-concrete drains, channel drains, or culverts adds complexity and cost but is crucial for safeguarding your investment.

Accessibility and Location:

Remote locations or difficult site access may necessitate additional transportation of materials and labor, impacting the project's cost.

Landscaping and Irrigation:

Costs may increase if you need to relocate sprinkler heads, adjust irrigation lines, or restore landscaping features affected by construction.

Concrete Pumping Services:

Concrete pumping trucks efficiently place concrete, minimizing project timelines and potential damage to driveways or walkways. While adding to the cost, it offers significant logistical advantages.

Permits, Inspections, and Testing:

The City of Colorado Springs requires a concrete permit for work in the city's right-of-way, incurring a permit fee and labor costs for inspections. Additional costs arise from concrete testing to ensure quality and compliance, and engineering assessments needed to guarantee structural integrity.

Detailed Cleanup and House Protection:

Post-construction cleanup involving sweeping, power blowing, power washing, and trash removal adds to costs, as does using plastic sheeting, tape, and plywood to protect homes during construction. This ensures a clean, safe, and damage-free property post-construction.

Weather and Time of Year:

Unfavorable weather conditions can disrupt construction schedules and necessitate additional precautions, potentially increasing costs.

Warranty:

A comprehensive warranty provides peace of mind, ensuring the contractor addresses any future issues that may arise. While adding to the initial cost, it safeguards your investment.



OUR GOOGLE REVIEWS



Sonja Kenyon

After meeting with three companies to get estimates for a heated driveway, We decided to contract with Springs Concrete. Daniel's knowledge about heated concrete driveways and overall professionalism was the deciding factor. The weather was a challenge for everyone, but Daniel did a great job communicating daily. Thank you to Gilbert and the crew for a job well done. They were professional, friendly and did a nice job cleaning up. I will recommend Springs Concrete to my friends and family.



Jackie Kelly

We hired Springs Concrete to redo our driveway, walkways and a large pad for a shed. Throughout the process, Daniel communicated their agenda and progress with us, which made planning our days much easier. Gilbert and his crew were assigned to our project, and every single crew member was courteous, friendly, and professional. They were accommodating and respectful of our property and time. Despite the weather, the crew finished the project within the discussed timeframe. We highly recommend Daniel, Gilbert, and their team if you want quality concrete work, great communication and customer service, and responsive and respectful interactions throughout.



Wendy Chase

Working with Daniel and Gilbert was a wonderful experience. Excellent communication, they took the time to get to know us and the needs we had with our driveway. Would highly recommend Springs Concrete. I love how everything turned out.



Steve Waldo

I have a steep driveway and decided to get a heated system from Springs Concrete. I also had my front step replaced, as a prior owner had installed tile that was in bad shape. The project took longer than expected because of the unusually cold and wet spring this year. That's a good thing though, as Daniel insisted on waiting for ideal weather conditions. The team did an outstanding job. Such meticulous workmanship. Several of my neighbors have commented on how good it looks. I'm looking forward to seeing how well it performs when the snows return.



Raymond Hart

Very happy with process and end results. We recieved three quotes and selected Springs Concrete because of thier comprehensive quote and demonstrated knowledge about the process. They started ahead of schedule, worked everyday until complete, maintained great communication everyday with site foreman (Gilbert) and Daniel, kept clean jobsite, were respectful of overly nosey neighbors, and project completed on time. Everything they promised they delivered. Springs Concrete applied a seal/curing agent to control drying process that no other quote included. They also addressed all the unique request we had like adding pad for trash cans, extending step at door, and setting brackets in concrete for support post to install later. Overall very happy! I would highly recommend.




**ASK US ABOUT
HEATED DRIVEWAYS
NEVER SHOVEL SNOW AGAIN**




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CALL FOR A FREE ESTIMATE TODAY!**

 719-963-3927
 daniel@springsconcrete.com
 www.springsconcrete.com

 2115 Janitell Rd,
Colorado Springs,
CO 80906