



1002 Silo Bend Drive Proposal

Contact
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Proposal Date 2/26/2025
Project ID 25-0080
Job Site 1002 Silo Bend Drive
Wentzville, MO 63385

Submitted to
Jon Simcoke
(314) 541-0627
lakeho69@aol.com

About us

Thank you for the opportunity to present this proposal. Topps Paving & Sealing, LLC. has been paving parking lots, sealing, striping and installing drainage systems for over 30 years. Some recent clients include:

- | | |
|------------------------------------|--------------------------------------|
| AMERICAN AIRLINES | HUMANE SOCIETY |
| AMERICAN RED CROSS | INTERNATIONAL PAPER |
| APPLEBEES (SEVERAL) | JIFFY LUBE (SEVERAL) |
| ARCHER DANIELS MIDLAND | MISSOURI NATIONAL GUARD |
| BAUSCH & LOMB | MO. STATE HIGHWAY PATROL |
| BETHESDA (SEVERAL) | PADDY O'S |
| BIG ST CHARLES MOTOR SPORTS | POWELL SYMPHONY HALL |
| CONWAY WOODS SUBDIVISION | PUBLIC STORAGE (SEVERAL) |
| CROWN PLAZA | ST. LOUIS ZOO |
| CREVE COEUR AIRPORT | US ARMY RESERVE CENTER |
| DOMINO'S PIZZA (SEVERAL) | WORLD WIDE TECHNOLOGY RACEWAY |

Topps Paving & Sealing, LLC. is covered by a \$2 million dollar liability insurance policy. Our staff and equipment are geared to handle parking lots of any size. The pavers and installers take pride in their workmanship and conduct themselves professionally at all times.

Thank you for the attention to my proposal. Feel free to call (573) 205-9369 with any questions. Should you choose Topps Paving & Sealing, LLC. you will be pleased with our service.

Sincerely,

Topps Paving & Sealing
(314) 333-4444



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Services

1002 Silo Bend Drive Estimate

Sealing Spray HP Pool Parking Lot

\$5,750.00

SCOPE OF WORK: SEALCOAT AREA AT APPROX. 1,290 sq yd (2 COATS OF SEALER IN ONE APPLICATION)

PREPARATION: Clean surface of dirt, vegetation and debris using wire brushes, brooms, and air blowers.

OIL SPOTS: Prime oil saturated areas with Poly Oil Sil, a chemical designed to aid in the bonding of asphalt sealer to oil stained pavement.

CRACKS: Fill cracks from 1/2" to 1 1/2" with Crafcro Hot Rubberized Crack Filler. This proposal includes 600 feet linear feet of crack-filling. **This may NOT include all the cracks in the asphalt.**

TRACTION: Silica sand will be mixed with sealer prior to application. This will aid in winter and rainy weather traction.

HARDENERS & DRYERS: Poly Alt 604, a copolymer solution, to be added to sealer to quicken cure time, reduce tracking, and maximize longevity of sealer.

SEALER: Apply MAC-52 Sealer or SealMaster PMM – Polymer Modified MasterSeal.

BARRICADES: Barricade area during and after seal-coating to allow for proper curing and traffic control.

NOTE: We do not crack fill spider web (alligatored) areas.....

Total: \$5,750.00



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1002 Silo Bend Drive Estimate

Mill and pave crack Pool Parking Lot

\$6,875.00

Mill Approx 225ft of cracks. Patch with Asphalt

MILLING: Roto-Mill perimeter of the asphalt areas to achieve stable sub-grade and haul away debris.

Bonding- Apply SS-1 Liquid Emulsion at .09 gal per square yard to assure maximum bonding of new asphalt to old surface.

TYPE C-MIX: Install approx. 2 inches of compacted Type C-Mix Hot Asphalt for strength and durability using mechanical spreader and hand luting.

COMPACTION: Compact asphalt to smooth and even finish with a 3 - 5 ton power tandem roller. Bevel exposed edges for finished appearance.

FINISH ROLL: After initial compaction with heavy roller, surface to be finish rolled with 1 - 2 ton roller to create smooth surface.

Total: \$6,875.00

1002 Silo Bend Drive Estimate

Walking path patches

\$13,100.00

PERIMETER MILL HIGHLIGHTED AREA(S) AT APPROX. 50 sq yd .

Saw cut perimeter of the asphalt areas to achieve stable sub-grade and haul away debris.

TYPE C-MIX: Install (2") inches of Type C - Mix Hot Asphalt using mechanical spreader and hand luting.

COMPACTION: Compact asphalt to smooth and even finish with a 3 - 5 ton power tandem roller.

FINISH ROLL: After initial compaction with heavy roller, surface to be finish rolled with 1-2 ton roller to create smooth surface.

EDGES: Milled edges to be finished with SS-1 and crushed Trap Rock to prevent peel up.

Total: \$13,100.00



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1002 Silo Bend Drive Estimate

Walking Path Hot Pour Crack Fill \$11,880.00

HOT POUR CRACK-FILL APPROX. (4,000 feet) **LINEAR FEET.**

PREPARATION: Clean surface of dirt, vegetation and debris using wire brushes, weed eaters and gas powered blowers.

CRACKS: Fill cracks from 1/2" to 1 1/2" with CRAFCO RUBBERIZED HOT POUR CRACK FILLER.

APPLICATION: Use V-Shape squeegee to level out crack-filler. (There may be some settling which is expected)

BARRICADES: Set up barricades when necessary to help assist traffic control.

Note! We do not crack fill spider web areas.....

Total: \$11,880.00

Acceptance

Topps Asphalt Sealing & Paving is Fully Insured for your protection.

PAYMENT DUE UPON COMPLETION

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.

Jon Simcoke
Golf Club of Wentzville
lakeho69@aol.com

Date

Kenny Pearson
Topps Paving and Drainage
kenny@toppasphalt.com
(314) 560-4783

Additional Service Information

1002 Silo Bend Drive Estimate



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Sealing Spray HP Pool Parking Lot

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Mill and pave crack Pool Parking Lot

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Walking path patches

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Walking Path Hot Pour Crack FILL

Project Map



ACCEPTANCE: This proposal must be signed and returned before any work can commence and it expires thirty (30) from the date of the proposal.

COMMENCEMENT OF WORK: The customer is responsible for having the work site cleared prior (cars or other equipment and objects) to crew arrival to avoid additional charges. If Contractor is delayed in the performance of the work by any act or omission of Owner or of any employee, agent, or subcontractor of Owner, or any other cause which the Contractor could not reasonably control, the time for completion shall be extended for a period equal to the length of such delay. Contractor will not be held liable for loss, damage, or delay occasioned by material shortage, inclement weather, strikes, force majeure, inadequate site conditions or any other cause beyond the reasonable control of Contractor. Contractor shall be granted unimpeded access to perform its scope of work. Contractor shall be compensated for delays due to others at the project site. Contractor will also be compensated for any material cost increase during these delays.

UNFORESEEN CONDITIONS: Should concealed conditions encountered in the performance of the work below the surface of the ground (Soft or wet subgrade or subbase. Insufficient rock base.), or existing structures of an unusual nature, differing materially from those ordinarily encountered in work of the character provided for herein, be encountered, Contractor may require the Contract Sum and the time of completion be equitably adjusted upon written claim made within thirty (30) days after Contractor's first observance of the conditions. If Owner does not approve Contractor's claim within ten (10) days after its receipt, Contractor shall have the right to stop all work until Owner & Contractor can agree upon appropriate adjustments.

NOTE: Excavation or milling of existing asphalt is bid for 2-3" depth of removal. Asphalt excavation exceeding 3" because of unforeseen conditions or other reasons will be billed to the Owner to compensate the Contractor appropriately for any additional expenses Incurred from excavating beyond 3" depth and an appropriate margin of profit as based on the job total.

PRICES: This proposal is based on labor, material and equipment costs on the date hereof and is subject to changes in price on a dollar to dollar basis in labor and or material incurred or occurring after the proposal valid date and prior to contract execution. Contractor shall be compensated for work performed at the verbal or written request of owner or owner's representative which is not within the scope of work.

CONTRACT SUM-PAYMENT: As payment for Contractor's Work hereunder, Owner shall pay Contractor the Contract Sum in cash or by good check, pursuant to the following procedure. Payment shall be based on Contractor's invoice and shall be made immediately after Contractor's submission of its invoice to Owner. Contractor may obtain progress payments before completion of the Work upon preparing and submitting appropriate invoices to Owner. No payment shall constitute acceptance of defective or improper work. No portion of the Contract Sum shall be retained for any reasons including retention fees. A late payment charge of 1 and 1/2% per month (18% annually) will be added on any overdue amount past 7 days. Owner agrees to pay the finance charge on any outstanding balance, and all reasonable attorney's fees, and other costs and expenses incurred in any suit or other legal action to enforce the terms of the contract. No more than 10% of the contract price may be withheld from payment due to disputes or workmanship of the scope of services. If the Project is not ready for commencement of the Work, or if Contractor has not received Notice to Proceed, on or before the proposed commencement date set forth on the front side of this document, the Contract Sum shall be increased by all cost increases incurred by Contractor above the prices available to Contractor as of that date.

DIG-RITE: When we contact 1-800 Dig-Rite to locate underground public utilities. We are not responsible for damages related to unmarked private electric lines, gas pipes or sprinkler lines. Customers are liable for any injuries to contractors employees related to unmarked private lines or gas pipes.

CLEARING: Contractor shall be compensated for moving materials, debris, and/or obstacles from the work area. This includes brush, weeds, and tree branches overhanging the road or parking lots interfering with the work crews or machinery.

GRADES: Subgrade elevations are to be brought within plus or minus one (1) inch by others unless specifically noted otherwise in the scope of work before the contracting crews move in. If it is necessary for the contractor to remove excess overburden or add fill to said work areas over and above said limits, contractor shall be compensated for such extra work and materials. Contractor is not responsible for backfilling or adjusting grades adjacent to its work, unless specifically noted in the scope of work.

SUBGRADE CONDITIONS: The contractor shall not be held responsible for paving defects resulting from subgrade pumping or yielding under normal construction paving conditions.

SITE CONDITIONS: Contractor shall be relieved of all responsibility when ordered by owner to install work, when in the contractor's stated opinion, the temperature, Weather, soil or fill conditions are unsuitable and said conditions may have a detrimental effect on the finished installation.

DRAINAGE: Contractor shall make a reasonable effort to install the work to avoid puddles or ponding water. Contractor shall not be held responsible for puddles or ponding or running water where insufficient slope (normally 3/16" per foot) or paving exists, or for surface tolerance less than 3/8" in eight feet horizontal distance.

INDEPENDENT CONTRACTOR: In performing its obligations hereunder, Contractor shall be deemed an independent contractor and not an agent or employee of Owner. Contractor understands that as an independent employing unit it is subject to all applicable income tax withholding and unemployment compensation laws.

TERMINATION OF AGREEMENT: This Agreement may be terminated in the following manner If:

- (i) Owner becomes Insolvent, a petition in bankruptcy is filed by or against Owner, Owner makes a general assignment for the benefit of its creditors, or a receiver is appointed
- (ii) Owner fails to make payment of any part of the Contract Sum as provided hereof;
- (iii) Contractor elects to terminate this Agreement because the Contractor and Owner are unable to agree to adjustments under the provisions hereof;
- (iv) Performance of the Work is prohibited, prevented or substantially impeded for a period of thirty (30) days or more under an Order of any Court or other public authority having jurisdiction, or as a result of any act of government, or as a result of any interference of hindrance caused by Owner, Owner's Architect/Engineer, or any of their agents, servants, employees or contractors; or
- (v) Owner defaults in the performance of any other covenant or condition hereunder, and fails to remedy such default within fifteen (15) days after receipt of written notice thereof from Contractor; then Contractor may terminate this Agreement by giving written notice thereof to Owner. Upon such termination, Contractor may remove all of its equipment, tools, and machinery from the Project site and may recover from Owner payment for all Work performed through and including the date of termination and may recover from Owner all losses sustained as a direct result of any breach by Owner, including Contractor's lost profits.

WARRANTY

Contractor hereby warrants to owner, labor and material for a period of (One Year) for paving and (90) days for sealing from date of Completion. The Contractor shall not be responsible for

- (i) Defects caused by; subgrade settlement, failure of the subgrade, inadequate design, hydrostatic pressure, overloading, abuse, or misuse of the paving by others, temperature and reflective cracking and/or subgrade shrinkage;
- (ii) Owner fails to make payment of any part of the Contract Sum as provided hereof;
- (iii) Contractor elects to terminate this Agreement because the Contractor and Owner are unable to agree to adjustments under the provisions hereof;
- (iv) Performance of the Work is prohibited, prevented or substantially impeded for a period of thirty (30) days or more under an Order of any Court or other public authority having jurisdiction, or as a result of any act of government, or as a result of any interference of hindrance caused by Owner, Owner's Architect/Engineer, or any of their agents, servants, employees or contractors; or
- (v) Damages or defects resulting from crack-filling with unknown or improper substances;
- (vi) Damages or defects resulting from gasoline, oil, or other spillages that dissolve asphalt;
- (vii) Damages or defects that result from settling of utility ditches, tree roots, or backfills of any kind unknown or unforeseen causes or conditions;
- (viii) Damages or defects that result from snow removal devices, or from spikes or chains for gripping snow, rear end of trailers and grass cutting machines scraping asphalt edges;
- (ix) Damages or defects that result from power steering scuffing in asphalt or sealer and tire tread marks in sealer which is an indication of a heavy coat;



Crafcro Hot Pour rubberized crack filler is a long term solution in helping to prevent water penetrating asphalt separation and causing further damage.

This method is used in **larger cracks** where the material can fill the separation and adhere to the side walls of the crack.

Rubber blocks placed in a kettle heated to **350 degrees** and distributed with a heated wand.

We only use crafcro Hot Pour on commercial parking lots and roads. The kettle needs to be on site before it can be heated up which **takes two hours** before the material melts. During this time the crews are cleaning the parking lot. It's this process why we do not use crafcro hot pour on driveway.

We do not crack fill alligatored or spiderwebbed areas. We can provide you a quote for asphalt repairs for these areas at your request.

Applicator disc to fill cracks and overlap crack edges.

Dries in 10 minutes.



Even the rubberized crack filler will settle some