

Hill Country Chip Seal
412 S. Adam Street
Fredericksburg, TX 78624
Phone: 830-998-1887

HARD BID PROPOSAL

EDC Parking Lot – 10th St & Maple St

Date: September 26, 2025

Scope Summary (Base Bid – Conventional Asphalt):

Furnish all labor, materials, and equipment to construct an approximately 9,000 SF paved parking lot for 27 stalls, including light grading to existing shed (~3.4° toward Maple St), 6" compacted crushed base, 2" hot-mix asphalt surface, curb/gutter tie-ins, pavement markings (including two accessible spaces and required symbols), ADA signage and accessible route accommodations, and landscape/screening allowances per local requirements. Entrances/exits at 10th St and Maple St.

Bid Basis & Assumptions (fixed quantities):

- Total paved area: 9,000 SF (≈325 SF per stall, 27 stalls).
- Section: 6" compacted crushed base + 2" hot-mix asphalt surface.
- Subgrade proof-roll; geotextile separator as needed.
- Striping: 27 standard stalls plus 2 accessible stalls (1 van-accessible) with signage.
- Allowances: 200 LF curb/gutter tie-in; 2–3 landscape islands and frontage screening.
- No storm structures; surface drainage via lot pitch; utilities by others; normal working hours.

Item	Quantity	Unit	Unit Price	Amount
Site prep / grading	9,000	SF	\$0.80	\$7,200
Geotextile separator (as needed)	9,000	SF	\$0.35	\$3,150
6" crushed base (compacted)	9,000	SF	\$2.50	\$22,500
2" hot-mix asphalt surface	9,000	SF	\$2.75	\$24,750
Tack coat / joints / tie-ins	Lump Sum	—	—	\$2,000
Concrete curb & gutter (allowance)	200	LF	\$28.00	\$5,600
Striping & markings (incl. ADA)	Lump Sum	—	—	\$2,000
ADA signage & ramp/landing allowance	2 spaces	LS	—	\$4,000
Landscape islands & screening (allowance)	2–3 islands	LS	—	\$3,500
Permitting/inspection allowance	Lump Sum	—	—	\$1,000
Mobilization	Lump Sum	—	—	\$6,236
		BASE BID (Lump Sum):		\$92,600

Add Alternates (fixed adders):

ALT-A – Porous asphalt system (2.5" porous asphalt + 12–18" open-graded stone reservoir over geotextile): **Add \$49,500.**

ALT-B – Pervious concrete system (5" pervious concrete + 12–18" stone reservoir): **Add \$67,500.**

Notes: Alternates assume same plan area (9,000 SF) and may require underdrains/overflow depending on infiltration.

Schedule: Work to commence within 30 days of Notice to Proceed; duration approx. 7 working days, weather permitting.

Warranty: 1-year workmanship warranty on asphalt and striping; manufacturer's warranties where applicable.

Payment Terms: 30% mobilization/deposit at NTP, 40% after base installation, 30% upon substantial completion (Net 15).

Exclusions: Sales tax; testing/lab fees; new lighting/EV/irrigation; major undercut/unsuitable subgrade; rock excavation; survey/layout by others; long-term landscaping maintenance.

Acceptance:

By signing below, Client accepts the Base Bid and any selected Alternates and authorizes Hill Country Chip Seal to proceed per this proposal.

Client Signature: _____

Date: _____

Printed Name/Title: _____

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This proposal is valid for 30 calendar days. Pricing based on quantities and assumptions noted herein.