



PARKING PAD

SEP 29, 2025

CITY OF BANDERA

10th Street & Maple
Bandera, TX
78003

lukeasphaltpaving@gmail.com
(830) 380-6080

OPTION 1

Description	Qty	Unit price	Line total
80x150 Parking Pad			
Base + Asphalt Sq. Ft. : 13,320 -Remove grass, as needed. -Blade and shape sub-base. -Add limestone base as needed. -Blade, shape, and compact base material. -Lay 2.5" hot mix asphalt and compact. -Hand-tamp all asphalt edges.	1	\$50,288.00	\$50,288.00
Estimate subtotal			\$50,288.00
Total			\$50,288.00

SIGNING & UPGRADES

Option 1

\$50,288.00

Name: Stephanie Biggs
Address: 10th Street & Maple, Bandera, TX

Optional Upgrades

Description	Qty	Unit price	Line total
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Customer Comments / Notes

Stephanie Biggs:

Date:

Luke's Asphalt Paving – Five (5) Year Limited Residential Warranty

We take pride in delivering quality pavement installations designed to last. Luke's Asphalt Paving, LLC ("LAP") provides a **five-year workmanship and materials warranty** from the date of completion on all **new residential pavement installations**.

What This Residential Warranty Covers

If your residential pavement develops a pothole or broken edge **due to workmanship or materials**, we will repair the affected area according to industry standards. Warranty repairs will be completed as a patch, which may be visible.

In addition, we provide:

- **Vegetation control assistance** for one (1) year after completion, if needed.
 - **Crack maintenance at no charge** for six (6) months after completion, if needed.
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Conditions of Coverage

This Residential Warranty applies only if:

- The pavement has been maintained according to our care guidelines.
 - The issue is reported to LAP within ten (10) days of discovery by email at **holly@lukesasphaltpaving.com** or text at **830-580-3210**, with photos and a description of the issue. Please include your name and address in the email/text.
 - The property remains under ownership of the original purchaser.
 - No other contractor has modified or repaired the asphalt.
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I acknowledge that I have read and understand this page. Initials: _____

What Is Not Covered (Normal Conditions Beyond Our Control)

While we use the highest standards of materials, compaction, and drainage, certain conditions are outside of our control and therefore not covered under this Residential Warranty:

- **Cracking or settling caused by soil movement, drought, or shifting ground.**
- **Erosion or edge failure caused by water washing against the sides of the asphalt if edges are not properly backfilled by the property owner.**
- Minor surface irregularities such as **puddles up to ½" deep**, which are considered acceptable within industry standards.
- Damage from heavy vehicles, trailer jacks, dumpsters, oil/gas spills, tree roots, or underground utilities.
- Normal wear and tear such as power steering scuffs or oxidation from sunlight.
- Any work performed by others on or around the pavement that affects the surface or base.

Terms, Conditions, and General Information

Change Orders

Extras and/or change orders will be performed on a time, material, or negotiated basis. LAP's standard change order forms, when signed by the Customer or their authorized agent, shall be binding.

Payment Terms

All amounts are due upon completion of work. The Customer agrees to pay 1.5% monthly interest (18% annually) on balances unpaid after fourteen (14) days. Failure to pay within sixty (60) days of invoice date shall void all warranty rights. No warranty repairs will be performed until payment is received in full.

Site Conditions & Utilities

The Customer is responsible for marking all private utilities, including but not limited to underground fencing, propane lines, yard lighting, and buried electrical lines. LAP shall not be liable for damages to unmarked utilities. LAP is not responsible for wear and tear caused by crossing the yard or driveway to access the area to be paved.

The Customer must ensure the worksite is clear of vehicles, dumpsters, and obstacles. Delays caused by site conditions will result in additional trip charges.

Materials & Workmanship Standards

- Asphalt is supplied from computerized plants, ensuring proper mixture and heat control. I
- Workmanship includes proper thickness, compaction, and drainage.
- Swales and berms may be used to address drainage issues, and skin lift asphalt patches may be installed where necessary.
- **Industry standards permit up to ½" water ponding where grades are below minimum (¼" per foot, or 2% slope). Standing water beyond 48 hours constitutes a drainage issue and will be addressed.**
- All edges must be supported with suitable compacted backfill within ½" of asphalt height. LAP is not responsible for drainage issues outside the paved surface.
- Areas installed by hand may appear coarser than machine-laid sections. Seams and hand-worked areas are not considered defects.

Our Commitment

Your residential driveway or pavement is a major investment, and we want it to last. We follow strict installation standards, using high-quality asphalt mixes, ensuring proper compaction and drainage. With proper maintenance and care, your new asphalt will provide many years of reliable use.