

Concrete Maintenance Proposal

O'Brien Association Management

Matt Benoit

Project:

2026 Pembroke Concrete Approach and Curb repairs

58980 Virginia Circle
New Haven, MI 48048



Jeicob Perez
VP

Service Provider Information

Company Info



Four Seasons Contractors Group LLC
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Contact Person

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About Us

We Solve Problems & Make Pavement Maintenance Simple

Four Seasons Contractors Group LLC provides design, maintenance and construction services to the residential, commercial, recreational and industrial markets within a 150-mile radius of providing service to Auburn Hills, Michigan and surrounding communities.

Details, Facts and a Simple, easy to understand proposal should be the first sign that we understand your needs and issues. Compare this process and proposal to anyone else and you will see that we do not tell you... we show you!

Proposal: 2026 Pembroke Concrete Approach and Curb repairs

Both sides Entrance ramp with ADA plate & center curb with gutter

1. We have identified 2 area(s) comprising approx. 175 sq. ft for a new concrete surface.
2. **New Concrete Surface:** We will form, place and finish 6 inches of 4000 psi new concrete. Control & Expansion joints will be installed as necessary.
3. **Finish:** The final finish of the new concrete surface will be Brush-Finished. If you desire a different finish, please let us know prior to the acceptance of this proposal.
4. **Barricading:** All areas will be barricaded before, during and after the project. It is the owners responsibility to make sure all barricades remain effective after our crews leave the jobsite.
5. This is for right and left entrance ramps with ADA plates:
 - o Both Ramps includes:

We will excavate the area marked by PM

Remove dirt and fill 2in with 21AA.

Add 6in new concrete.

Add one new ADA plate 2'x5'

12Ln curb rear the ramp with asphalt maintenance on the area we saw cut

Clean the area

- o Center island curb & gutter

We will excavate the area marked by PM

Remove dirt and fill 2in with 21AA.

Add 6in new concrete.

13Ln curb rear the ramp with asphalt maintenance on the area we saw cut

Clean the area

After saw cutting, we will do small asphalt restoration.

6. **Notes:**
 - o **To keep the price, full contract must be approved with the sidewalk quote.**
 - o **Permits not included.**
 - o **Weather Permitting.**
 - o **FSC is not responsible for landscaping, brick, or any other restoration.**
 - o **Please turn off irrigation 3 days prior work begins.**
 - o **Please do not drive or walk on new concrete for 7 days.**
 - o **Additional mobilization \$2,000.00**

Total Price: \$7,975.00

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Image



Image



Image



Price Breakdown: 2026 Pembroke Concrete Approach and Curb repairs

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on September 09, 2026.

Item	Description	Cost
1.	Both sides Entrance ramp with ADA plate & center curb with gutter	\$7,975.00
Total:		\$7,975.00

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

Please see all notes for special conditions that may pertain to aspects of this project.

- Our standard one year warranty applies to all work performed.
- Permits are NOT included on this Proposal, the Client must advise Four Seasons if they have any valid permit. Otherwise Four Season will start the permit process with the City. The Client is responsible for the cost plus a Four Season Fee of \$350.00.
- Labor and material are included.
- Concrete to be a 6 bag mix achieving 4000psi.
- Regrade and compact existing sub base. Add up to 4 inches of crushed stone if needed.
- Concrete is a natural product, FSC Group can not warranty against cracks.
- No provision for removal of unsuitable base, if any exists.
- Disturbed areas to be restored with topsoil and seed. We are not responsible for new grass growth.
- Pricing is based on replacing non reinforced concrete at the same thickness.
- If concrete is reinforced or different thickness, additional charges will apply.
- Pricing is based on all work being approved and completed.
- We are unable to warranty concrete located near downspouts.
- Pricing is based on one mobilization. Additional mobilizations requested by the customer will result in a fee to cover the cost.
- Notification, if needed, is the responsibility of the property owner or managing agent.
- It is managements responsibility to provide resident access to unit during construction.
- All areas will be barricaded during project. It is the owners responsibility to make sure all barricades remain effective after our crews leave the job site.
- We are not responsible for damage or vandalism after we leave.
- Pricing does not include ADA detectable warning plates unless specified. If required additional costs will be applied.
- Tree root removal up to one inch in diameter are included.
- If A/C unit is within 3 feet of concrete replacement or masonry work, it will be needed to be disconnected and moved prior the commencement of work. If it must be moved by our crew, we are not responsible for moving it back.
- Co-owner/Owners to remove all personal items including plants within 6 feet of the work area.
- We are not responsible for pavers, flowers, plants, mulch, landscape lighting, downspouts, fencing and landscape ending within our work area.
- These items need to be removed prior to concrete replacement.

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- Existing pavement (concrete or asphalt) must be able to support the weight of our equipment and concrete truck. We are not responsible for any damage of compromised pavement in our work areas.
- All handrail installation is by others.
- For Brick work: Brick and mortar to match as closely as possible.
- Cleaning of newly installed brick or tuck pointing work is not included unless specifically stated.
- Railings, columns, downspouts and gutters to be removed and reinstalled by others (if applicable) within work area.
- We are not responsible for any damage done to brick, wood, fencing, or siding adjacent to concrete or masonry removal areas.
- All painting or striping required on completed concrete or masonry work to be done by others.
- We are not responsible for joint sealing/ caulking in any pavement or sidewalk areas that need to access in order to perform our work.
- Black tire marks left during the course of our project may occur. They will fade over time, we will not be cleaning them upon completion of the project.
- Clear all items in area around work site.
- Saw cutting will create noise/slurry/dust, we are not responsible for cleaning.
- We are not responsible for hidden utilities and unmarked irrigation lines and heads.
- We are not responsible for damage to items embedded in concrete schedule for removal.
- We are not responsible For unmarked private irrigation or MEP lines, cable or appurtenances.
- ALL IRRIGATION MUST BE TURNED OFF PRIOR TO WORK COMMENCEMENT, IF APPLICABLE.

Acceptance

We agree to pay the total sum or balance in full 20 days after the completion of work.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: _____

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