

SCOPE OF WORK

Services Requested: Parking Lot Asphalt Repairs, Seal Coat*, & Striping

Location: Lake Shopping Center, 2401, 2405, 2415, and 2323* North Reserve Street, Missoula, MT 59808 (“Lake” or “shopping center”)

* Only Sportsman’s Warehouse needs seal coated

Anticipated Project Timing: The project is scheduled to be performed in June 2026 and must be completed no later than August 31, 2026. Weather-related delays may extend completion into July or August.

Scope of Work Details

- ❖ All specifications must meet City of Missoula Requirements and the *April 2021 7th Edition of Montana Public Works Standard Specifications*.

1. Mobilization & Surface Preparation

- a. Transport necessary equipment, materials, and personnel to the job site.
- b. Prepare all asphalt surfaces to be clean and free from loose material and dirt to provide proper adhesion of filling and/or sealer, paint, and seal coat. Surface preparation shall be to the manufacturer recommendations for the treatment method and materials chosen.

2. Asphalt Repairs

a. Crack Treatments

- i. Crack Sealing (Working Cracks – high movement)
 - Crack sealing shall be limited to ¼” to 1” in width only.
 - Clean all dirt, loose gravel and weeds from cracks in preparation to apply a sealant.
 - Any overbanding shall not exceed 1” in width on the pavement of the sealed crack and shall be made flush with the surface.
- ii. Crack Filling (Non-working Cracks – low movement)
 - Fill and seal all cracks greater than 1” in width with mastic or silica sand.
 - If there is asphalt edge deterioration, router the edges before sealing.

b. Patching

Repair the areas marked on “Exhibit A–Lake” with digout patches:

- i. Saw cut patches
- ii. Remove asphalt and compact gravel base
- iii. Grind and/or cut to form butt joints as required to ensure even transition of new pavement to existing surfaces
- iv. Clean and prime areas with liquid asphalt primer
- v. Install approx. 2” of compacted binder asphalt, matching existing thickness
- vi. Install approx. 2” of compacted surface asphalt mix, matching existing surfaces
- vii. If needed, adjust any drainage basins/manhole covers prior to asphalt installation



3. Seal Coat – Sportsman’s Warehouse only

- a. Prepare parking lot prior to sealcoating the entire area. Oil spots will be cleaned and primed as necessary.
- b. Apply two (2) coats of polymer modified or epoxy sealcoat/pavement sealer.

4. Pavement Markings

Re-stripe the parking lots to current color and lay-out provided on the attached exhibit including all lines, handicap stencils, hashes, crosswalks, curbing and other noted features using thermal or acrylic paint material.

5. Refuse & Debris

Contractor shall dispose of all refuse and debris collected during preparation operations, by hauling to a legally established landfill for disposal of solid waste. The cost for disposal of all refuse and debris, including dump fees, shall be included in the bid. Contractor is responsible for cleaning the site to pre-work condition when job is complete.

6. Traffic Control

Contractor shall ensure the newly applied sealant and pavement markings are protected from traffic until cured and that the method of protecting will not constitute a hazard to the public while minimizing inconvenience to tenants and tenants’ customers while accessing the shopping center. Any damage to any markings as a result of tracking shall be repaired by the Contractor at its expense. The traffic control measures must be Manual on Uniform Traffic Control Devices, Montana Department of Transportation (MDT), and City of Missoula compliant.

7. Workmanship

All work shall be performed by skilled professionals and shall be executed in a workmanlike manner in accordance with the best standards and practices of the trade and shall be repaired in kind by skilled professionals of the trades involved at no additional cost to GLP.

Expectations

- Contractor is responsible for all required permits, licenses, any surveying and/or staking required, and any underground utility locates.
- Contractor is responsible for all coordination with MDT and the City of Missoula.
- Contractor is responsible for properly maintaining the work site and for storing materials in a safe and secure manner; location to be specified by owner. Owner is not responsible for vehicles, equipment, tools and materials that are not secured.
- All construction debris must be contained within a Contractor provided dumpster daily.
- Contractor is responsible for all dump fees when disposing of any debris generated by the work performed.
- Smoking is prohibited on all of Owner’s properties.
- OSHA safety standards to be strictly adhered to and work may be stopped if PPE or other safety requirements are not followed.
- Contractor will be responsible for all quality-control issues and for accidental or incidental damage to Owner’s property and/or others’ property caused during the work.
- Contractor to provide a portable restroom for the duration of the project and shall be locked and secured from unauthorized use and/or vandalism during non-work hours.



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- *Contractor shall assemble and verify all dimensions, measurements, and quantities and not rely solely on Exhibit A-Lake.*

****End of SOW****