



What To Expect From Us In Completing Your Project.

We have developed and implemented a series of procedures so you will always know the status of your project from beginning to end, and you will know the appropriate person to contact if you have any questions.



1. BID SENT

Your Account Manager will deliver the bid by email or in person.



2. CONTACT

Within **3** business days, your Account Manager will contact you to ensure you received the bid and to discuss any questions or clarifications.



3. YOU DECIDE

Once you have decided to hire us, send the signed contract to your Account Manager. If you have your own contract document, send it to your Account Manager.



4. DEPOSIT

Within **2** business days of receipt of the signed contract, we will issue a 50% down payment invoice for jobs over \$10,000. If your job is under this threshold, we will skip this step.



5. PROCEED

Once all the previously mentioned contract administrative items are complete, you will receive a notice that the job has been released to the appropriate Project Manager for scheduling.



6. DATES

Within **5** business days of the proceed notice, your Project Manager will contact you to discuss specific dates for performance of the work.



7. CONFIRM

Within **2** business days of the job commencing, your Project Manager will send you a reminder that we will be out on the specified date.



8. QUALITY CONTROL

Within **5** business days of the completion of the project, your Project Manager will make a courtesy call to ensure you are satisfied with the work.



9. INVOICING

Your invoice will be emailed to you.



10. PAYMENT

Within **20** calendar days of the completion of the work, payment is due.

“The pavement striping project you did for us a few days ago looks absolutely terrific. I'm really pleased with the workmanship of the project, the professional communications, and great work all around. It was a pleasure working with you all, and you're top of my list for future projects.”

—Steve K
Local Capitol Hill
neighborhood HOA

Account Manager
Brian McCall
mccall@rainierasphalt.com
(425) 999-2274

Account Manager
Bryon Hamilton
hamilton@rainierasphalt.com
(425) 999-1064

Account Manager
Mike Bushmaker
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(425) 652-6874

Project Manager
Dan Daffern
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(253) 653-2145

Project Manager
Eric Ruiz
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(425) 495-1516

Project Manager
Kevin Hurley
hurley@rainierasphalt.com
(425) 231-3287

Project Manager
Cody Richards
richards@rainierasphalt.com
(425) 223-2690

Utility Manager
Ron West
west@rainierasphalt.com
(360) 239-3252

Rainier Asphalt & Concrete
(800) 592-0311
rainierasphalt.com



Phone: (800)592-0311

PO Box 1549, North Bend, WA 98045

Please mail checks to PO Box 21

Spokane, WA 99210

Bid Date:
01/21/2026

Job:
#39653 - Parkplace Homes 2026
Seal Coating_A_CF_SC_ST

Contact:
Kerri DeArmas
Phone:
(206) 407-3017
Email:
kerri@nashnw.com

Site Address:
Parkplace Homes
19726 50th Ave W
Lynnwood, WA 98036

Billing Address:
Nash Property Management
Name of property c/o
PO Box 75535
Seattle, WA 98175



Rainier Asphalt & Concrete
Company Contact Info



Estimator
Brian McCall



Project Manager
Cody Richards

☎ (800)592-0311

✉ www.rainierasphalt.com

☎ (425) 999-2274

✉ mccall@rainierasphalt.com

☎ (425) 231-3287

✉ richards@rainierasphalt.com

Please contact your Account Manager if you would like to proceed with the work or if you have any questions. For company information, such as our W9, business license, etc, please go to www.rainierasphalt.com/credentials.

Bid Proposal

Asphalt (Private Property)

Quantity/Unit	Description
206.00 Lineal feet	Sawcutting existing pavement
735.00 Sq. Ft.	Full-depth asphalt removal and disposal, 3 inch average maximum allowance (14 tons)
735.00 Sq. Ft.	Asphalt paving -- FULL DEPTH SAWCUT RIPOUT AREAS -- using Hot Asphalt Mix (3 inch average maximum allowance or 14 ton allowance; additional tons to be billed at \$260 per ton or \$200 per ton for crushed rock (at customer's discretion); material tickets from supplier to be provided for any extra charges)
206.00 Lineal feet	Fill asphalt-to-asphalt seams of new patches with hot-apply AR4000 tar seal
1.00 Hours	Root removal and disposal
1.00 Units	#811 Locates
1.00 Units	Private Locates
1.00 Days	Mobilizations
1.00 Units	STANDARD INCLUSIONS: One year material and workmanship warranty. STANDARD EXCLUSIONS: (1) If subgrade or sub-base prep is performed by customer or designee, this work must be completed 48 business hours prior to hard surface placement by contractor to allow for inspection (2) Pre-existing site conditions with slope less than 2% is difficult to achieve proper drainage. Consequently, contractor cannot warranty slopes less than 1% against ponding. (3) A soils engineer may be required if unexpected base conditions are encountered upon excavation (i.e. clay, water table, etc.) to design proper solution, (4) Between contract signature and project execution, contractor will absorb 5% material price escalations. Price escalations above that threshold will be passed through to customer.

Crack Filling

\$8,257.35

Quantity/Unit	Description
100.00 Feet	Clean and fill necessary cracks (between approx. 1/8" and 3/8" diameter) with hot-apply rubberized crack filler to prevent moisture intrusion to sub-base
1.00 Unit	Includes application of crack filler along any perimeter cuts of old patches where original sealer is failing. Excludes any "alligatored" areas or tree roots. These should be addressed with other methods.
1.00 Unit	Crack filling minimum charge mobilization

Seal Coating

\$350.00

Quantity/Unit	Description
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1.00 Hours	Clean asphalt surface of loose dirt, and other debris using rotary broom, wire broom, power backpack blowers or other methods as appropriate
18370.00 Sq. Ft.	Apply TWO coats ArmorSeal A-100 *MaxiTuff* asphalt-based slurry sealer to pavement area using 612 gallons of manufacturer sealer diluted 4-to-1 (sealer to water)
1.00 Days	Mobilizations
1.00 Unit	One year material and workmanship warranty

Striping (Private Property)

\$7,181.28

Quantity/Unit	Description
1.00 Units	LAYOUT parking lot design
5.00 Units	COMPACT stencils 8" (White)
350.00 Feet	CROSS HATCH, 4" (White)
1.00 Unit	Custom Stencil Creation Fee
32.00 Units	DO NOT PARK stencils, 8" (White)
6.00 Units	NO PARKING stencils 12" (White)
32.00 Units	NUMBERING SYSTEM, 12" (White)
32.00 Units	RESERVED stencils 8" (White)
576.00 Feet	WHITE STRIPE painting, 4"
367.00 Feet	YELLOW STRIPE painting, 4"
1.00 Day	Mobilization
1.00 Units	One year material and workmanship warranty

Seal Coating Option

\$2,366.53

Quantity/Unit	Description
1.00 Units	(2) mobilizations - \$8,939.34 + tax

Striping Option (Private Property)

\$0.00

Quantity/Unit	Description
1.00 Units	(2) Mobilizations - \$2,692.46 + tax

\$0.00

TOTALS

Subtotal	\$18,155.16
Sales Tax @ 10.60%	\$1,924.45
Total	\$20,079.61

Comments

- Please sign below and return a copy to us to schedule this work.
- Itemized prices are contingent on entire bid being accepted.
- Customer must provide free and clear access to the work areas and adequate staging for trucks and equipment.
- Please visit www.rainierasphalt.com for a wealth of information or call us with any questions.

PROPOSAL & CONTRACT

RAINIER ASPHALT SEALING, LLC dba RAINIER ASPHALT & CONCRETE. P. O. Box 1549 North Bend, WA 98045; (800) 592-0311. Contractor's Registration No.: RAINIAS991JO, Bonded.

1) Proposal Validity: 20 days from bid date. **Contract Sum:** Customer will pay the bid total plus applicable WA sales tax (tax rate in effect when work is performed). **Deposit:** For contracts over \$20,000, a 50% deposit is due at acceptance. **Progress Billing:** Contractor may issue monthly progress invoices. **Final Payment:** Balance due within

20 days of Substantial Completion. **Card Fee:** 3% convenience fee on credit card payments. **Substantial Completion** means the work is finished in a good and workmanlike manner with only minor, non-material punch-list items that do not prevent normal use of the premises. Customer may withhold only an amount reasonably equal to remaining punch-list items; all other payment terms still apply.

2) Scope & Subcontracting Contractor will furnish all supervision, labor, and materials described in the proposal and may subcontract any portion of the work.

3) Schedule; Weather Contractor will perform timely, subject to Customer not being in breach. Work may be rescheduled or canceled for weather or other causes beyond Contractor's control. After consulting Contractor, Customer (or Customer's agent) makes the final go/no-go decision for weather-sensitive work.

4) Notice of Defects; Protection of Work Customer must notify Contractor in writing within 15 days after completion about any claimed defects; otherwise, the work is deemed accepted. Contractor will repair, at no charge, defects caused solely by Contractor. Contractor is not responsible for damage from weather, third parties, traffic, or failure to follow curing/closure instructions. Customer must maintain barriers and protect the work until cured/opened per Contractor's instructions.

5) Site Access; Permits Customer warrants the legal right to authorize the work, will coordinate access/scheduling to avoid conflicts, and will obtain required permits unless otherwise agreed in writing.

6) Risk of Loss; Property Insurance: Until the work is accepted, Customer bears the risk of loss for damage to the work not caused by Contractor (including weather, third parties, traffic, or vandalism). Customer is responsible to pay Contractor's reasonable costs to repair or replace such damage. Customer is strongly encouraged to maintain property insurance covering the work and naming Contractor as an additional insured and loss payee to the extent of Contractor's interest.

7) Changes / Extras Customer may order changes or extras only by written change order. Price and time will be adjusted accordingly.

8) Unit-Price Work If any portion is unit-priced, stated quantities are approximate and may increase or decrease at the same unit prices, as directed by Customer.

9) Limitation of Liability IN NO EVENT IS CONTRACTOR LIABLE FOR INCIDENTAL, SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES, INCLUDING LOSS OF USE, BUSINESS, PROFITS, OR GOODWILL. TOTAL LIABILITY for all claims (contract, tort, or otherwise) is limited to the amounts paid by Customer for the contract and approved change orders.

10) Interest on Late Payments Unpaid balances accrue interest at 1.5% per month (18% per annum).

11) Governing Law; Fees; Venue This Agreement is governed by Washington law. In any litigation or collection action, the prevailing party is entitled to reasonable attorneys' fees, including on appeal. Venue: King County, Washington.

12) Entire Agreement; Changes This Agreement is the entire agreement and supersedes prior communications. It may be modified only by a written agreement signed by both parties.

13) Severability If any provision is unenforceable, the remainder still applies.

14) Binding Effect; Time of the Essence This Agreement is binding upon execution. Time is of the essence.

NOTICE TO CUSTOMER

This contractor is registered with the state of Washington, registration no.RAINIAS991JO, and has posted with the state a bond or deposit of \$12,000.00 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is 05/03/2027. THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT. This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have. FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT. You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract. YOUR

PROPERTY MAY BE LIENED. If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work. FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT. The contractor is required to provide you with further information about lien release document if you request it. General information is also available from the state Department of Labor and Industries.I have received a copy of this disclosure statement.

Dated this _____ day of _____ of the year _____.

Customer Signature & Print



Disclosure Statement Notice to Customers

Business Name: RAINIER ASPHALT SEALING, LLC

This contractor is registered with the state of Washington, registration no. RAINIAS991JO
has posted with the state a bond or deposit of \$ 12,000 for the purpose of satisfying claims
against the contractor for breach of contract including negligent or improper work in the conduct of the
contractor's business. The expiration date of this contractor's registration is _____.

***THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM
THE WORK DONE UNDER YOUR CONTRACT.***

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The
bond or deposit is intended to pay valid claims up to \$ 12,000 that you and other
customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated
period of time to provide protection to you and help insure that your project will be completed as required by
your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor
or subcontractors is not paid, your property may be liened to payment and you could pay twice for the same
work.

***FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH
ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR
PROJECT.***

The contractor is required to provide you with further information about lien release documents if you request it.
General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Dated this _____ day of _____ of the year _____.

Signature of Customer

*The contractor must retain a signed copy of this disclosure statement in his or her files for a minimum of three years and
produce a signed or electronic signature copy of the disclosure statement to the department upon request.*

For more information, please refer to [RCW 18.27.114](#).

ASSESSMENT



Jobsite Name: 39653 Parkplace Homes

Jobsite Address: 19726 50th Ave W

Description: Crack fill, seal coat, stripe

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AREA PHOTOS

Address: 19726 50th Ave W



Area SC

Meas. Unit 18369.9 sq feet

Rep. Category Seal Coat

User Brian McCall

Timestamp 12/23/2025 07:55:58 am



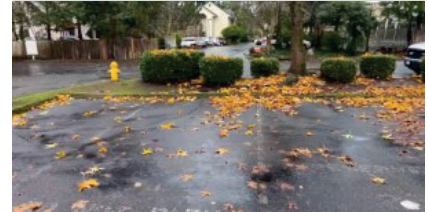
Area A1

Meas. Unit 162 sq feet

Rep. Category Asphalt

User Brian McCall

Timestamp 12/23/2025 11:40:06 am



Area A2

Meas. Unit 432 sq feet

Rep. Category Asphalt

User Brian McCall

Timestamp 12/23/2025 11:42:22 am



Area A3

Meas. Unit 81 sq feet

Rep. Category Asphalt

User Brian McCall

Timestamp 12/23/2025 11:44:17 am



Area A4

Meas. Unit 60 sq feet

Rep. Category Asphalt

User Brian McCall

Timestamp 12/23/2025 11:46:13 am

Powered by:



COMMENTS

Address: 19726 50th Ave W



Area: SC

Brian McCall 12/23/2025 07:49:11 am

2 hours prep time for seal coat

Area: A1

Brian McCall 12/23/2025 11:40:03 am

9x18; 3 inch depth; root removal

Area: A2

Brian McCall 12/23/2025 11:42:19 am

24x18; root removal

Area: A3

Brian McCall 12/23/2025 11:44:15 am

9x9; fix around catch basin

Area: A4

Brian McCall 12/23/2025 11:46:11 am

6x10; root removal

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Project Summary

Repair category	# of issues	Quantity	Unit (measurement)
Seal Coat	1	18369.9	sq feet
Asphalt	4	735	sq feet

Powered by:

