

Concrete Replacement – Apartment Community (St. Louis, MO)

MOCK BID #1 – Gateway Concrete Solutions

Contractor Information

Company: Gateway Concrete Solutions

Contact: Mike Reynolds

Phone: (314) 555-1823

Insurance: Provided

References: 3 multifamily projects

Scope of Work Summary

Remove and replace damaged sidewalks, walkways, and dumpster pads

Saw-cut to neat edges and remove full-depth concrete

Install 4–6" CA-6 aggregate base, compacted to industry standards

Pour 4,000 PSI air-entrained concrete

Broom finish on sidewalks and pads

Install control joints at 8'–10'

Daily cleanup and debris removal

Pricing

Sidewalk Replacement: \$8.75 / SF

Dumpster Pads: \$7,800 lump sum

Total Estimated Cost: \$64,250

Schedule

Duration: 14 calendar days

Crew Size: 5–6 workers

Phasing & Occupied Community Plan

Work phased by building section

Temporary access maintained during pours

Coordination with on-site management

Warranty

1-year workmanship warranty

Exclusions

Utility relocation

Landscaping replacement

MOCK BID #2 – Midwest Flatwork & Paving

Contractor Information

Company: Midwest Flatwork & Paving

Contact: Sarah Lopez

Phone: (636) 555-4479

Insurance: Provided

References: 4 apartment communities

Scope of Work Summary

Demolition and removal of existing concrete sidewalks and ADA ramps

Subgrade excavation and installation of compacted aggregate base

Install reinforcement: 6x6 wire mesh

Pour 4,000 PSI concrete with air entrainment

ADA-compliant slopes, landings, and transitions

Install expansion joints at buildings and utilities

Barricades and safety signage during construction

Pricing

Sidewalks & Walkways: \$9.10 / SF

ADA Ramps & Landings: \$185 / LF

Total Estimated Cost: \$66,800

Schedule

Duration: 10–12 working days

Crew Size: 6 workers

Warranty

1-year workmanship warranty

Exclusions

Permit fees

Weather delays

MOCK BID #3 – Arch City Concrete

Contractor Information

Company: Arch City Concrete

Contact: David Turner

Phone: (314) 555-9901

Insurance: Provided

References: 5 occupied apartment communities

Scope of Work Summary

Full-depth saw-cut demolition and removal

Utility locates via Missouri 811

Subgrade preparation with 6" compacted MoDOT aggregate (95% Proctor)

Reinforcement: #4 rebar @ 18" O.C. where required

4,000 PSI air-entrained concrete (5–7%)

ADA-compliant routes, slopes, ramps, and landings

Control & expansion joints per ACI standards

Cold-weather protection plan if needed

Phasing & Resident Access Plan

Phased by building

No more than 25% of walkways closed at one time

Temporary ramps, walkways, and signage provided

Daily coordination with property management

Safety

Barricades, cones, caution tape, and fencing

Site secured daily

Pricing

Sidewalks & Walkways: \$9.40 / SF

Dumpster Pads: \$8,100 lump sum

Total Estimated Cost: \$68,300

Schedule

Duration: 14 calendar days

Crew Size: 6–7 workers

Warranty

1-year workmanship warranty covering cracking, spalling, scaling, and finish defects

Exclusions

None