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**Property Name:**

1050 Northbrook Pkwy

**Job Address:**

1050 Northbrook Pkwy  
Suwanee, GA 30024

**Client Contact:**

Sarah George  
4047607210 Office  
scooper@prologis.com

**Proposal Number:** 25561-1

**Client:**

Prologis

## Service Provider Information

### Company Info

The Surface Masters  
1393 Cobb Industrial Way  
Marietta , Georgia 30066  
P: 770-250-6392  
F: 770-674-6086

<http://www.thesurfacemasters.com>

### Contact Person

Tim Kirkpatrick  
Account Manager  
Cell: (404) 665-7336  
tim.kirkpatrick@thesurfacemasters.com



## About Us

**We Solve Problems & Make Pavement Maintenance Simple!**

**The Surface Masters** (SMI) provides pavement maintenance & construction services to the commercial, recreational and industrial markets throughout the Southeastern United States!

Our mission is to enhance our company, community, and lives one parking lot at a time by achieving complete client satisfaction resulting from constant delivery of high quality, cost effective, and timely resurfacing projects.

We are committed to complete client satisfaction and being the most responsive asphalt maintenance contractor in the industry. We appreciate the opportunity to provide these services and look forward to serving you as a client.



# Proposal

## CONCRETE REPAIR

Price: \$4,055.00

- The area under consideration for concrete repair comprises of **132** square feet of damaged concrete.
- **Number of Repairs:** There exists **1** area/s requiring concrete repair throughout the project area.
- **Trips:** The work described herein will be completed in up to **1** trips.
- **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.
- **Excavation:** All designated repairs will be saw cut and squared where possible. The repair area/s will then be excavated to a depth of 8 inches. All excavated materials will be removed and properly disposed of off-site. When saw cutting concrete, there is a paste material that will form. We have included the removal and clean up of this by washing down existing storm drains. In the event that this is not allowed, there may be additional costs.
- **Concrete Surface:** We will form and place **8** inches of **4,000** psi new concrete. Control & Expansion joints will be installed as necessary.
- **Finish:** The final finish of the new concrete surface will be a broom finish. If you desire a different finish, please let us know prior to the acceptance of this proposal.
- **Cleaning:** If scope area requires heavy cleaning prior to job commencement such as, but not limited to, pressure washing or commercial sweeping services then additional charges may apply. At job completion all work areas will be left clean and all construction debris will be removed from job site.
- **Client/Purchaser Conditions:** It is the Client/Purchaser's responsibility to have all material, cars, equipment, obstructions, etc. removed from the area where the work will take place. **Please see the attached Client/Purchaser's Responsibility & Conditions page.**
- **Testing and Mix Designs:** Testing is not included, unless stated otherwise in the above scope. If testing or mix designs are required for any stage of the project, The Surface Masters must be informed in advance and must approve the testing methods and mix designs before work begins.
- *We are not responsible for lack of color match, graffiti, tire tracks, animal or human footprints, etc., on finished concrete.*
- *We are not responsible for ponding water or poor drainage in areas where grade is less than 2%.*
- *Backfill of any new concrete will not be included in this price.*
- [Please Review our Client/Purchaser Responsibility and Conditions for Concrete.](#)



**Ramp Repair**

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**TOTAL PRICE OF THIS PROPOSAL AS PRESENTED:**

**\$4,055.00**

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Proposal No.: 25561-1
Date: 7/14/2025
Prepared for: Prologis
Job name: 1050 Northbrook Pkwy

Agreement:

The Unit Rates applicable to the categories of work to be performed pursuant to this Agreement are based on the material costs and published indexes as of the date of this Proposal. Purchaser acknowledges that if the above-listed items increase by the date all work under the contract is completed, the Unit Rates applicable to the categories of work to be performed under the Proposal shall be adjusted. The adjusted Unit Rates shall be committed and paid by the purchaser as though a written change order were approved and signed by both parties.

The Surface Masters proposes to furnish material and labor to perform the work outlined herein for the sum of:

\$4,055.00, Four Thousand Fifty Five Dollars and Zero Cents

Payment is to be made as follows: • 100% upon completion

This proposal is valid for thirty (30) days from the date written above. The proposal is subject to the terms and conditions enclosed, attached, and/or on the backside of the proposal.

This proposal contains confidential information belonging to the sender, which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this proposal is strictly prohibited. If you have received this proposal in error, please immediately notify us by telephone to arrange for the return of the original documents to us.

Sincerely,

Handwritten signature: Tim Kirkpatrick

Tim Kirkpatrick, Account Manager
tim.kirkpatrick@thesurfacemasters.com
Cell: (404) 665-7336

Accepted: The above-proposed terms and conditions, including price and payment terms, are satisfactory and hereby accepted. The Surface Masters is hereby authorized to proceed with the work specified.

Purchaser: \_\_\_\_\_ Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_



Terms and Conditions:

**Terms & Conditions**

1. This proposal becomes effective as a contract after the Client/Purchaser and The Surface Masters ("SMI") have both executed the Acceptance. Terms and Conditions not included in this contract will not be recognized as part of this agreement unless the Parties execute a supplement to this agreement in writing executed by both Parties.
2. SMI reserves the right to withdraw and/or terminate this agreement in its sole discretion pending the results of a credit investigation. Client/Purchaser agrees to post a bond, establish an escrow account with sufficient funds, guarantee payment upon completion of the work, and/or establish contract payment terms, all at the request of SMI.
3. The Surface Masters will not be responsible for failure to complete the work covered in this contract or by project deadline when prevented by strikes, labor troubles, accidents, necessary repairs to equipment, fire, flood, weather conditions or any other contingencies beyond SMI's control.
4. All work will be completed in a neat and workmanlike manner. Industry standard materials will be used unless otherwise specified by architect, engineer, or Client/Purchaser. In the event materials other than industry standard materials are used, Client/Purchaser agrees SMI is not responsible for the performance of those materials.
5. Final payment, in full, is required upon contract completion unless detailed previously above.
6. Unless otherwise stated herein, Client/Purchaser agrees to pay all invoices no later than thirty (30) days from the date of invoice.
7. Quantities stated above in the proposal are approximate only. Pricing will be based on actual field measurements and materials used. Client/Purchaser agrees to pay necessary material overages. Unless otherwise stated herein, the proposal will be valid for 15 days from date of proposal.
8. Payments not received within 30 days of invoice date will be subject to a 1.5% monthly and 18% annual interest charge which will be added to monthly statements. Full payment for principal and interest is personally guaranteed by the individual signatory purchaser of this contract, as well as the company they represent and the financially responsible company for which the work is being performed.
9. Withholding of a retainer of invoiced work will constitute a breach of contract unless retainer is specifically detailed in the payment terms listed above.
10. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes to the work required by owners/managers, cities or municipalities.
11. In the event of non or late payment of Client/Purchaser, the contract shall be considered by the Client/Purchaser, and any and all legal means will be pursued to the fullest extent of GA law to recover any uncollected funds, additionally the signatory party of this proposal and contract agrees that by signing and authorizing this contract they will be responsible for and reimburse any legal, or collection agency fees incurred by SMI, as per GA law or any other applicable state laws if work is performed in a different state other than GA.
12. Client/Purchaser shall in good faith: a) secure and pay for all notifications, bonds, permits, fees, licenses, police details, and inspections necessary for proper execution and completion of the work unless otherwise specified; b) provide all lines, grades, stakes, traffic control, engineering, and layout necessary for proper execution and completion of the work; c) provide proper marking of all utility lines, manholes, gas lines, poles, and other work impediments which are not listed by Dig Safe or any other utility-based organization; d) provide a convenient water supply for use by SMI during this project; and e) assume the sole risk responsibility, and liability for damages arising from or related to the work performed and indemnify, defend, and hold harmless SMI from any and all such claims for damages, including but not limited to attorney's fees, and/or losses resulting directly or indirectly from this installation. If, in the opinion of SMI, the Client/Purchaser has failed to perform in accordance with this paragraph, SMI may refuse to perform work until Client/Purchaser makes the conditions suitable for commencement, continuation, and/or completion of the work.
13. If a specific time for completion is stated in the contract documents or in the Proposal/Contract, the time for completion will be extended to allow for any delays beyond the control of SMI including, but not limited to, delays due to weather, the presence of hazardous materials and wastes, and the acts of other contractors. SMI is not liable for any

damages or delays in completion of the work.

14. It is understood and agreed upon that all work is performed and scheduled "weather permitting."

15. Should The Surface Masters be unable to work due to rain, snow, or other weather events, SMI shall be entitled to extend any completion deadline by the same number of days SMI was prevented from working.

16. SMI reserves the right to withdraw this proposal for any reason at any time prior to approval. The PRICE is based on acceptance and approval as a contract by CLIENT/PURCHASER within a maximum of fifteen (15) calendar days, however; due to the current volatility of the market, prices may adjust anytime. Additionally, SMI may terminate this contract/agreement for any reason whatsoever, or for no reason. SMI shall give written notice of such termination to the Client/Purchaser specifying when termination becomes effective.

17. The Client/Purchaser will be responsible for towing. A tow truck service should be available at Client/Purchaser's expense to relocate, in a timely fashion, any vehicles, trailers, equip., etc. that prevent the scheduled work from being completed in a timely fashion. If there is a shut down and/or halt of operations due to a failure to notice and/or a lack of expeditious movement of obstructions hindering the scheduled work, additional charges may apply. In the event SMI incur towing fees, they will be billed as a change order to Client/Purchaser/Authorized Agent. The change order will include processing fees in addition to the actual towing charge.

18. The Client/Purchaser is responsible to notify all landscapers, garbage companies, and/or any other routinely scheduled work/services to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.

19. This proposal does not include cost of permit fees, inspection fees, impact fees, or survey fees, unless specified in above scope, which may be required from the various agencies or municipalities having jurisdiction. If Client/Purchaser/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Client/Purchaser/Authorized Agent.

20. Change Orders, additions or extras requested by Client/Purchaser, Contractor, or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by Client/Purchaser/Authorized Agent.

21. All underground utilities including, but not limited to, electrical, cable, internet, plumbing and irrigation lines if damaged or broken are the responsibility of the Client/Purchaser and not SMI. If The Surface Masters needs to repair damages, the costs will be billed to the Client/Purchaser as a Change Order.

22. SMI will not be responsible for traffic control, unless specified otherwise in proposal, paint/product tracking, or other damages due to vehicles, equipment or persons trespassing in designated work areas.

23. Plans, engineering, layout, testing, bonds and as-builts by others.

24. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.

25. In the event of a dispute regarding this contract, the prevailing party agrees to pay reasonable attorney fees, collection costs and all related costs incurred until such dispute is settled.

26. Unless specified in the scope, this proposal is based on work being completed during the hours of 8:00AM and 5:00PM, Monday through Friday, excluding holidays and weekends.

27. No warranties are honored unless payment is made in full. Unless otherwise stated herein, SMI will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered under this warranty.

28. Client/Purchaser waives claims against SMI for consequential damages arising out of or relating to this contract. This waiver includes damages incurred by the Client/Purchaser for rental expenses, losses of use, income, profit, financing, business, and reputation, and for loss of management or employee productivity or of the services of such persons.

29. To the fullest extent permitted by law, the Client/Purchaser shall indemnify and hold harmless SMI from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the work contemplated by this contract, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or for injury to or destruction of tangible property other than the work itself, but only to the extent caused by the negligent acts or omissions of the Client/Purchaser or anyone directly or indirectly employed by them, or anyone for whose acts they may be liable.



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Proposal No.: 25561-1

Date: 7/14/2025

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30. To the extent that The Surface Masters is held liable for any claims arising from this contract, the Parties agree that SMI's liability shall be limited to and in no event exceed the amount of the contract.

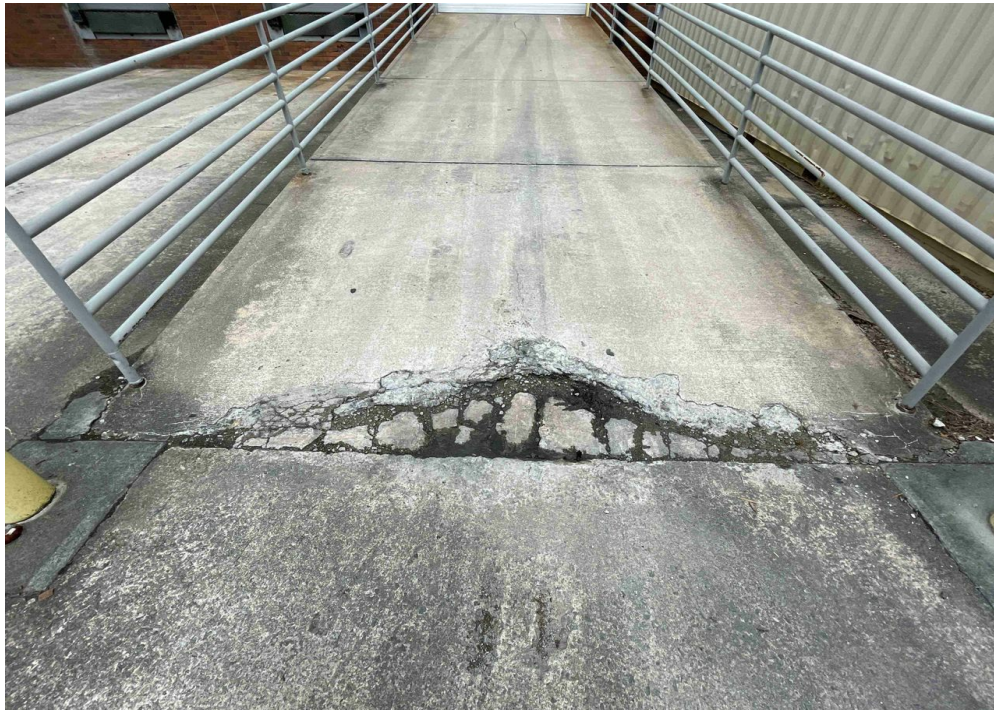
31. The headings contained in this Agreement are for convenience of reference only, and they shall not be used in the interpretation of this Agreement.

32. In the event of non or late payment of Client/Purchaser, the contract shall be considered by the Client/Purchaser, and any and all legal means will be pursued to the fullest extent of GA law to recover any uncollected funds, additionally the signatory party of this proposal and contract agrees that by signing and authorizing this contract they will be responsible for and reimburse any legal, or collection agency fees incurred by SMI in addition to any G&A expenses and fees as per GA law or any other applicable state laws if work is performed in a different state other than GA.





Concrete Ramp



Concrete Ramp



The Surface Masters, Inc.  
1393 Cobb Industrial Way  
Marietta, GA 30066

P (770) 250-6392  
F (770) 674-6086

## Surface Masters, Inc. | Company Documents

1. Please Click Here to Review The Surface Masters, Inc. : [COI](#)
2. Please Click Here to Review The Surface Masters, Inc. : [Business License](#)
3. Please Click Here to Review The Surface Masters, Inc. : [W-9](#)
4. Please Click Here to Review The Surface Masters, Inc. : [Warranty](#)



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