



Property Details: Multi-tenant site, address is 501 - 581 Belt Line Road - JNS

Common Address(es): 501 Belt Line Rd., Collinsville, IL 62234

Parcel Number(s): 13-1-21-22-14-301-002.001

Associated Business/Development Name: Felfam Lakeside Plaza LLC

Applicant Name:

Applicant Name: Ryan Stomel

Phone:

Address:

Email:

Property Owner (if different, permission letter will be required):

Property Owner Name: Felfam Lakeside Plaza LLC

Phone:

Address:

Email:

Project Details:

Summary of Improvements (attach additional sheet if necessary):

Improvements to Asphalt

Approximate Start Date: 5/15/2025

Approximate Cost: 100000

\$132,731.09 based on bids - JNS

Required Documents

- ☒ Photos of current building/site conditions
- ☒ Conceptual drawings
- ☒ 2 detailed cost estimates/bids for entire scope of work
- ☐ Letter from bank or statement proving sufficient funds to cover full project costs
- ☐ Copy of current property and casualty insurance
- ☐ Signed permission letter from property owner (if applicant is not owner)

Have requested fund verification & insurance, required for award - JNS

Authorization Section:

- ☒ I have attended a pre-application/Development Assistance Team meeting with the City
- ☒ I am current on all local, county, and state taxes
- ☒ I have no outstanding fees or debts to the City
- ☒ I have no current or outstanding code violations
- ☒ I affirm that no elected official or employee of the City of Collinsville has an interest in the subject property or associated business(es)

By signing below, I hereby certify that, under the penalty of perjury, the statements on, and attachments provided with, this application are true and complete to the best of my knowledge and belief, and that I will comply with all applicable City of Collinsville Illinois ordinances. I acknowledge that this application does not guarantee any incentives, benefits, or approvals of any kind.

Applicant Agent Signature Ryan Stomel

Date 3/24/25

March 21, 2025

Schnucks Collinsville

Lakeside Plaza Paving Proposal

Mill and pave 4 areas, approx. 4,061 SY. Deteriorated asphalt to be milled 2" in depth, all millings will be hauled offsite. Prime milled surface with SS-1 bonding agent. Pave 2" compacted hot mix asphalt using MODOT approved mix designs. Roll smooth and compact using a steel drummed vibratory roller. Stripe affected areas upon completion.

Total: 93,200

Clarifications

1. Work will be performed between 7:00 am and 3:30 pm, Monday – Friday.
2. Asphalt pricing is good thru June 30th, 2025. Proposal subject to material increases thereafter.
3. Soft subgrade remediation, if required, is excluded from this proposal. *No signs of soft subgrade.
4. Not responsible for ponding where existing grades are less than 2%.

Kindest regards,

Adam Kramer
Branch Manager – Keeley Paving
636.751.1257
akramer@keeleyconstruction.com

POWERED BY 



Project Location:

Schnucks Collinsville
501 Beltline Rd
Collinsville, IL

CHRIS WADE
Owner



Maintenance. Projects. Services. Solutions.
CHRIS@WORKHORSE-PRO.COM | PH: 314.375.6558
WORKHORSE-PRO.COM



[illegible]



Byrne & Jones
CONSTRUCTION

March 14, 2025

Beltline - Collinsville IL Proposal

Contact

John Knott
(314) 949-9623
jknott@byrneandjones.com

Submitted to

Ryan Stomel
FelFam Limited



Contact

John Knott
(314) 949-9623
jknott@byrneandjones.com

Proposal Date 3/14/2025

Project ID 25-0054

Job Site 501 Beltline Road
Collinsville, IL 62234

Submitted to

Ryan Stomel


Services

Beltline - Collinsville IL Estimate	Initial
Asphalt Mill & Overlay In 4 Highlighted Areas is attached illustrated document 1. Yellow 2. Green 3. Pink <ul style="list-style-type: none">Rotomill 3,528 sq yd to a depth of 2 inchesSpoils will be removed and transported to offsite recycling centerClean and broom milled surface to prep for tack coatApply tack coat prior to installing asphalt to aid in adhesionInstall 2 inches of asphalt surface course in one liftCompact asphalt with rollers or vibration platesAll edges meeting adjacent pavement will be paved and compacted to a smooth, flush transition	\$94,479.84
Sealcoat & Crack Fill Areas in Larger Attached Illustration (all areas including newly paved areas) <u>Coal Tar Sealer</u> <ul style="list-style-type: none">Apply 2 SEPERATE COATS (not 1) of a commercial-grade coal tar sealer in 4 phase(s) to approximately 34,554 sq yd .Lightly clean the affected asphalt areas with blowers (Purchaser is responsible to ensure all areas will be free from MUD, EXCESSIVE DIRT, GRASS, TREE LIMBS and DEBRIS).Should deep cleaning be required...purchaser will be assessed those charges but notified prior to performing.Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.The sealed area may be reopened 24 hours after the completion of work subject to weather temperatures and other related conditions.We are not responsible for damage to property from vehicular or foot traffic on wet sealer.Each additional mobilization will incur an \$800 charge should the purchaser not	\$77,720.43

have the working area cleared and prepared OR notified postponing work less than 24 hour notice.

Crackfill

- Crackfill transverse and lateral asphalt pavement cracks to approximately 11,169 linear feet in all highlighted areas **MINUS newly paved areas.**
- We will clean debris and grass from most of the 1/4" width to 1" width
- We will seal most (not all) lateral pavement with a COMMERCIAL GRADE HOT-POUR CRACK SEALANT that meets ASTM Specification 3405.
- Cracks under cars and 'alligatored', 'spider cracked' pavement WILL NOT be treated.
- If Purchaser requests additional crackfill over the above linear footage, work will be completed and Purchaser agrees to pay Contractor \$.65 per linear foot for additional crackfill (minimum mobilization fee of \$950 per occurrence).
- This work can be completed with minimal inconvenience to traffic.

PLEASE NOTE: During the curing process material may constrict and settle into the cracks. This natural process can cause the filler to open. THIS DOES NOT REFLECT A DEFECT IN MATERIAL OR WORKMANSHIP WE THEREFORE MAKE NO GUARANTEES AGAINST THE RESULTS OF THIS NATURAL PROCESS.

Note: Additional mobilizations can be assessed IF the purchaser postpones work less than 24 hours due to non-weather related issues OR non-prepared areas for crews to perform work...thus forcing an additional mobilization.

Striping

\$11,937.00

Striping

- Work will be completed as coordinated with Purchaser in **3** phase(s).
- We will exercise its best effort to re-stripe the area per the existing layout UNLESS purchaser provides contractor with a detailed drawing designating exact layout of area to be striped.
- We are not responsible for obtaining current ADA, Federal, State, & Local Parking Lot Stripe Codes and or re-designing existing striping layout.
- Purchaser agrees to pay Contractor a minimum of \$400 for each additional mobilization required for striping not listed above.

Note: Additional mobilizations can be assessed IF the purchaser postpones work less than 24 hours due to non-weather related issues OR non-prepared areas for crews to perform work...thus forcing an additional mobilization.

Sealcoating *Optional*

-\$61,775.28

In Lieu Of Full Sealcoating & Non-Paved Crackfill...Sealcoat ONLY The Areas That Were Newly Paved

Coal Tar Sealer

- Apply **2 SEPERATE COATS (not 1)** of a commercial-grade coal tar sealer in 1 phase(s) to approximately 3,528 sq yd.
- Lightly clean the affected asphalt areas with blowers (Purchaser is responsible to ensure all areas will be free from MUD, EXCESSIVE DIRT, GRASS, TREE LIMBS and DEBRIS).
- Should deep cleaning be required...purchaser will be assessed those charges but notified prior to performing.
- Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.
- The sealed area may be reopened 24 hours after the completion of work subject to weather temperatures and other related conditions.
- We are not responsible for damage to property from vehicular or foot traffic on wet sealer.
- Each additional mobilization will incur an \$800 charge should the purchaser not have the working area cleared and prepared OR notified postponing work less then

Asphalt Gorilla Mix Upgrade Optional

\$5,842.78

In Lieu of Standard Asphalt

- Our proprietary Premium Gorilla Mix will be installed in the exact same manner.
- Advantages of Gorilla Mix are as follows:

1. Extends the asphalt surface life by **50%**
2. Increases crack propagation resistance by an average of **60%**
3. Increases rutting resistance by an average of **147%**
4. Asphalt warranty is **Doubled**

Total: \$184,137.27

**Total exclusive of optional services*

Acceptance

Price Based on:

- Both parties accepting scope of work: A preconstruction meeting, in advance of mobilization, will need to occur to verify sy and pavement boundaries.
- Sales Tax Included
- One trip In/Out

Please Note – Where designed/existing slopes are less than 2%, ponding will occur on the surface of the asphalt after installation. Ponding in these areas is not covered under the material and workmanship warranty.

Price Exclude: Herbicide, Superpave, Night or Weekend Work, Unsuitable soil removal and replacement, Patching utilities, Material Testing, Permits, Sub-grade Stabilization, Backfilling, Utility and Sewer Adjustments, Repairs due to construction traffic

Beltline - Collinsville IL Proposal

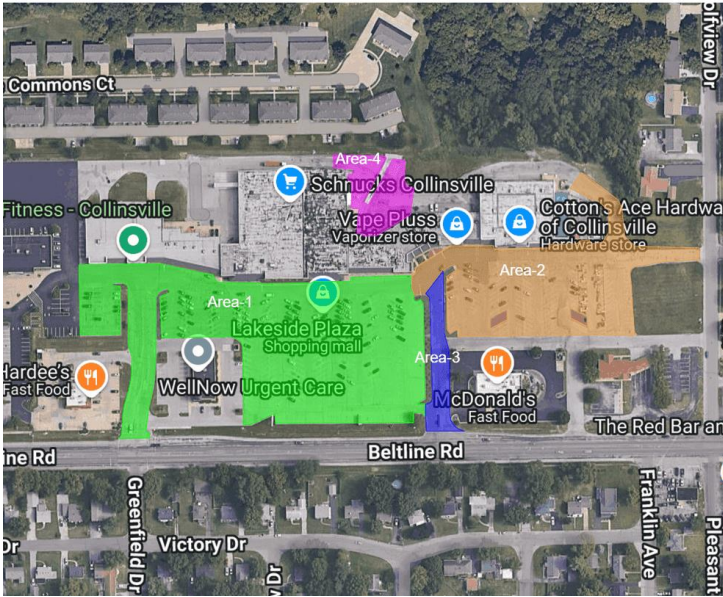
Ryan Stomel
FelFam Limited
[REDACTED]

Date

John Knott
Byrne and Jones Construction
jknott@byrneandjones.com
(314) 949-9623

Project Documents

Area-1 total area: 184156.4 sf
Area-2 total area: 96210.26 sf subtracted: 1664.4 sf final area: 94545.86 sf
Area-3 total area: 13095.14 sf
Area-4 total area: 19194.97 sf

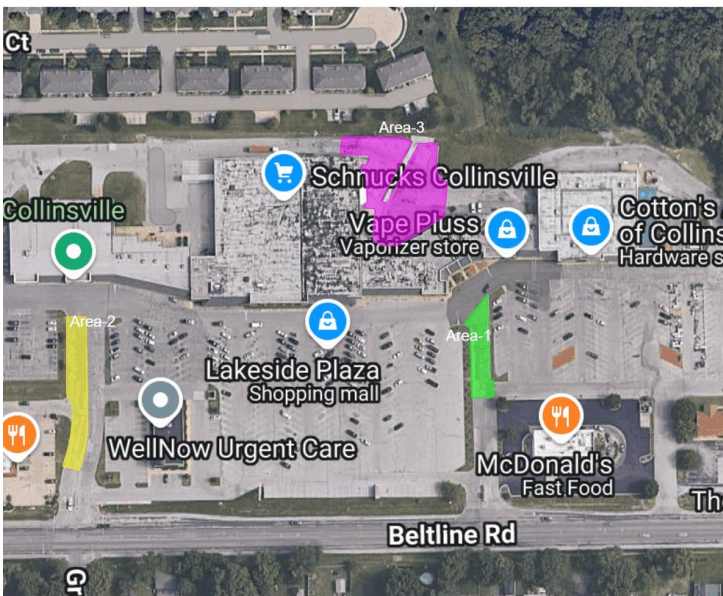


Notes:

Full Sealcoat Areas Plus Crackfill (crackfill is minus newly paved areas)

Approximately 40-60 days after paving.

Area-1 total area: 4911.67 sf
Area-3 total area: 19193.56 sf
Area-2 total area: 7628.29 sf



Notes:

These 3 areas are to be milled 2" and repaved with 2" of new asphalt.

About us

<https://www.byrneandjones.com/>

14959 Star Lake Dr.
Wright City, MO 63390

3/24/2025

25- 177

Office: (314)355-0838
Email:
gregg@geverspaving.com

Work Horse Property Services
Attn: Chris Wade

**ASPHALT
DRIVEWAYS PARKING LOTS REPAIRS SEALING**

GEVERS PAVING CO., INC. proposes to furnish all labor, materials, and equipment required to do the following work at the location below.

Description	Total:
JOB: Beltline Schnucks To mill the existing asphalt approx. 2" in depth and haul off the excavated material off job site. To clean and apply in SS-1, binding agent, to same areas. To pave same area with 2" of compacted BP-1 grade asphalt. Asphalt will be laid by a mechanical paver (where applicable), hand luted, and compacted power roller. Price per section is based only on doing that section. The more areas the lower the total price will become.	
Area 1: Approx. 546 sq. yds.	19,100.00
Area 3: Approx. 2,133 sq. yds.	57,591.00
Area 4: Approx. 848 sq. yds.	25,440.00
Area front: Approx. 535 sq. yds.	18,725.00
OPTION: Concrete drive - Replace frame and gate. \$4,850	
NOTES: If all 4 areas are paved at the same time price will be \$109,674. Any areas with 2% or less fall may not drain properly and ponding can occur. Due to the unstable market and cost of materials, prices may change monthly.	

Invoice in full will be rendered upon completion of work. Payment in full shall be made within 10 days following completion of work.

If this proposal meets with acceptance, kindly sign and return the attached copy which thereupon becomes a contract between us subject to terms and conditions stated on the reverse side.

Total: \$120,856.00

ACCEPTED BY: _____

Respectfully submitted,

DATE: _____

GEVERS PAVING CO., INC

TITLE: _____