

SIDEWALK INSTALLATION AGREEMENT

Belmor Lakes Homeowner's Association

This Agreement is made and entered into on this 15th day of August 2025, by and between:

Contractor:

GCM, Inc.
7804 Stateline Rd.
Memphis, TN 38125

and

Client:

Belmor Lakes Homeowner's Association

Project Description

This project consists of the removal of **2,874 lineal feet of existing asphalt walkway** surrounding the lake and replacement with a **new, concrete walkway**. The work will enhance the safety, appearance, and longevity of the pedestrian pathway while addressing underlying issues that have caused deterioration over time.

Scope of Work:

1. Demolition and Removal

- Remove the existing asphalt walkway along the designated 2,874 LF route.
- Excavate and dispose of unsuitable material as needed to provide a stable base for the new walkway.
- Remove and store or dispose of the two existing pedestrian bridges located on the north side of the lake.

2. Tree and Vegetation Management

- Trim and remove low-hanging branches along the walkway route to ensure proper clearance for pedestrians and equipment.
- Carefully protect existing trees and vegetation.

3. Root Barrier Installation

- Install root barrier fabric in areas where existing tree roots are present or where future root growth may compromise the new walkway.
- Root barrier placement will follow industry's best practices to maintain tree health while protecting the concrete surface from cracking or lifting.

4. Concrete Walkway Construction

- Construct a continuous concrete walkway in place of the removed asphalt and bridges.
- The walkway will feature a **picture-frame finish** to provide an aesthetically pleasing, defined edge and a slip-resistant walking surface.
- Concrete will be properly graded for drainage to prevent water pooling.

5. Additional Site Improvements

- Install a **10-foot by 20-foot reinforced concrete pad** in a designated location for use by food trucks, temporary parking, event staging, etc.
- Ensure the pad meets all load bearing and finish requirements for intended uses.

6. Final Cleanup and Restoration

- Remove all construction debris from the site.
- Backfill and regrade disturbed areas with clean topsoil.

7. General Requirements

- All work to comply with **ADA accessibility standards**.
- Contractor is responsible for **traffic and pedestrian control** during construction.
- All materials and workmanship to meet **ASTM, ACI, and local municipal standards**.

Upon completion, the new walkway system will provide a safer, more durable, and visually appealing pedestrian path, improving accessibility and reducing future maintenance needs for the facility.

The Contractor agrees to furnish all labor, materials, tools, and equipment necessary for the installation of a new concrete sidewalk walkway in the Belmor Lakes neighborhood, according to the specifications agreed upon by both parties.

Total Contract Amount:

The total cost for the sidewalk installation is **\$ 153,252.00**.

Payment Terms:

1. **First Payment:** 50% of the total contract amount, **\$76,626.00**, is due **within ten (10) days** of completion of the sidewalk installation,
2. **Final Payment:** The remaining 50%, **\$76,626.00**, is due **within sixty (60) days** after the initial 10-day period (i.e., 70 days from the date of completion).

Completion Date:

The estimated time of completion for the project is **20 to 25 working days** after work begins.

Terms and Conditions:

- The Contractor will perform all work in a timely and professional manner, following all applicable codes and regulations.
- The Client agrees to make payments in accordance with the schedule above.
- Any changes to the scope of work must be agreed upon in writing by both parties.
- In the event of nonpayment, the Contractor reserves the right to pursue legal remedies to recover outstanding amounts.

Acceptance:

By signing below, both parties agree to the terms outlined in this Agreement.

Contractor Signature

Todd Mills

Todd Mills

Date: 8/15/2025

Client Representative Signature

Date: