

## Joint Sealing Solutions: Bid Request – McKnight Crossings Church South Parking Lot

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From: Sys Admin (bblackford@mcknightcrossings.org)  
To: [estimating@jointsealingsolutions.com](mailto:estimating@jointsealingsolutions.com)  
Cc: [bblackford@mcknightcrossings.org](mailto:bblackford@mcknightcrossings.org); [jonesy.steve69@gmail.com](mailto:jonesy.steve69@gmail.com)  
Date: Tuesday, May 19, 2026 at 09:05 AM CDT

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### Joint Sealing Solutions

Estimating Team,

McKnight Crossings Church is requesting a bid for repair/resurfacing work on our main south parking lot at 2515 S. McKnight Road, St. Louis, MO 63124.

I have attached our bid request letter, which outlines the project background and the items we would like addressed in your written proposal. Our primary concern is the older portion of the larger south parking lot. The two smaller lots and the newer resurfaced section of the south lot should generally be excluded from the base bid unless your inspection identifies a specific issue that should be addressed.

Our goal is to make a wise long-term decision rather than spend money on short-term repairs that will not last. We would appreciate your honest assessment of the lot, your recommended scope of work, and any alternate options you believe we should consider.

Please let Steve Jones and me know if you would like to schedule a site visit or if you need any additional information.

Thank you,

Bret Blackford  
McKnight Crossings Church  
[bBlackford@McKnightCrossings.org](mailto:bBlackford@McKnightCrossings.org)  
314-962-7026 : mobile



MXParkingLotBid\_JointSealingSolutions.pdf  
293.2 KB

May 19, 2026

## Joint Sealing Solutions

McKnight Crossings Church is requesting a bid for repair/resurfacing work on our main south parking lot at:

McKnight Crossings Church  
2515 S. McKnight Road  
St. Louis, MO 63124

We have three paved parking areas on the property. At this point, our primary concern is the larger south parking lot. The two smaller lots appear to be in generally serviceable condition and should not be included in the base bid unless you believe they require attention.

Please note that a portion of the south lot was resurfaced a few years ago. That newer section should generally be left as-is and excluded from the base bid, unless your inspection identifies a specific issue that should be addressed. Please clearly describe the area included in your proposed scope so we do not receive a bid for resurfacing the entire south lot unnecessarily.

The older portions of the main south lot have widespread cracking, including alligator/fatigue cracking in multiple areas. We are concerned that continued crack filling and sealcoating may no longer be a cost-effective approach for that deteriorated portion of the lot.

**We would like your recommendation and pricing for the most appropriate long-term repair.** Please inspect the lot and provide a written proposal that addresses the following:

1. Your assessment of the current condition of the main south lot, including whether the existing asphalt/base is suitable for resurfacing or whether full-depth removal and replacement is needed.
2. Recommended scope of work, including:
  - a. Full removal and replacement, if recommended;
  - b. Mill-and-overlay, if you believe that is a viable option;
  - c. Any full-depth base repairs needed before resurfacing;
  - d. Recommended asphalt thickness;
  - e. Any curb, drainage, or edge repairs that should be addressed;
  - f. Striping after completion.
3. Whether the work could reasonably be done in phases, and if so, how you would phase it.
4. Separate line-item pricing, if practical, for:
  - a. Main south lot only, excluding the previously resurfaced section unless you recommend work there as a separate alternate;
  - b. Any recommended curb work;
  - c. Striping;
  - d. Any optional or alternate scope you believe we should consider.
5. Your view on whether additional crack filling and sealcoating would be worthwhile, or whether that would mostly be a short-term cosmetic expense at this stage.
6. Estimated timing, including when the work could be scheduled and how long the lot would need to be closed or partially closed.
7. Any warranty, exclusions, assumptions, or owner responsibilities we should understand.
8. Confirmation of insurance coverage and, if available, a few references for similar parking lot projects.

Our goal is to make a wise long-term decision rather than spend money on short-term repairs that will not last. We would appreciate your honest recommendation on what actually needs to be done and what options, if any, would provide meaningful additional life before a full replacement-level project is required.

Steve Jones and Bret Blackford will be coordinating this project for McKnight Crossings. Please let us know if you would like to schedule a site visit or if you need any additional information.

Thank you,  
Steve Jones / Bret Blackford  
McKnight Crossings Church  
[bBlackford@McKnightCrossings.org](mailto:bBlackford@McKnightCrossings.org)

2515 S. McKnight Rd.  
St. Louis, MO 63124

ph: 314-962-7026  
[www.mcknightcrossings.org](http://www.mcknightcrossings.org)