



PROPOSAL REPORT COVER PAGE



Deborah Paul
Rampart Properties - Associa Tampa

RFP#: 254939

RFP Title: Tennis Court Resurface or Replacement
Windsor Park of Tampa Homeowner s Assn Inc

ABOUT THIS REPORT

Please review the following Proposal Report in its entirety. Once reviewed, please log into your free, online manager account and report your community's position on the matter within 15 days of close. Reporting the status or outcome of an RFP will instantly give all vendors, who worked diligently in providing a free estimate, the proper notification of where they stand.

PROMOTING FAIRNESS

These quotes have just gone through a digitized version of a **sealed bidding** process. This means that all vendors have submitted their quotes without any outside parties being able to view, share, or modify any proposals ahead of the bidding close date. The prices and information that are received in the **Proposal Report**, produced at the close of the bidding process, are guaranteed to be the original, unedited quote from every contractor. This process conforms to the strictest sealed bidding laws in the nation.

CLEANING UP THE MESS

This proposal report utilizes a patent-pending process to **centralize** all related bids for a more **consistent** format. The end result is less paperwork to manage and less time spent on making an informed decision.

PROTECTING THE COMMUNITY

Each and every vendor who submitted a quote for this RFP has met, or exceeded your predetermined **minimum requirements** for liability insurance, worker's compensation, & licensing. Supporting documents (insurance policies, licenses, etc.) are provided in the proposal packet as part of this sealed bidding process. In addition, every vendor within this report has an **"apple rating"** that is based on the quality of their work and customer service with other communities. This should reduce the likelihood of hiring a "fly by night" contractor that may leave a project unfinished, completed poorly, and/or without warranty.

UNDERSTANDING A VENDOR'S PRICE

Vendor pricing can vary greatly, even when compared **"apples-to-apples."** Some of the many reasons for varying quotes include acquisition fees, insurances, employee benefits, sales commissions, warranties, capital equipment, quality of workforce and materials, experience of estimators, and profit margin. By having multiple bids through a competitive, sealed bidding process, you have a better chance of a lower cost.

STAYING ORGANIZED

Any information received through this software system will be saved for future reference and use. This includes pictures, proposals, scopes of work, and any other documents related to a proposal request. All can be retrieved by simply logging into your free online manager account.



Rampart Properties - Associa Tampa
 3550 Buschwood Park Drive - Suite 150
 Tampa, Florida 33618
P: (813) 963-6400

PROPOSAL REPORT FOR:

Windsor Park of Tampa Homeowner s Assn Inc
 16400 Windsor Park Dr
 Lutz, FL 33549

Summary Details For RFP No.254939:

Reference Name: Tennis Court Resurface or Replacement
 Industry Solicited: Sports Courts and Fields (Tennis, Bocce, Handball)
 RFP Close Date & Time: 03-11-2013 15:00
 Location where work is to be performed: Common areas

Projected Contract Term: Single Service

Proposal Overview Details:

Proposals Submitted: **3**
 Alt.Proposals Submitted: **4**
 High Bid: **\$18,997.00**
 Low Bid: **\$10,956.00**
 Average Bid: **\$16,221.67**

VENDOR 1	VENDOR 2
	
Florida Courts, Inc.	All County Paving - An M&M Asphalt Co.
Vendor Apple Rating: 	Vendor Apple Rating: 
6820 Hudson Ave, Hudson, Florida 34667	1302 South J Street, Lake Worth, Florida 33460
In-House Vendor? No	In-House Vendor? No
Company Phone: (727) 861-0004	Company Phone: (561) 702-0855
Extension: 0	Extension: 0
Alt.Phone: (727) 861-0004	Alt.Phone: (561) 634-7258
Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1998	Year Business Established: 1985
Contact: Greg Virchau	Contact: Keith Hoersch
floridacourts@verizon.net	keith@mandmasphalt.com
Mobile Phone: () -	Mobile Phone: (561) 702-0855
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$18,712.00*	\$18,997.00
Alternate Proposal Provided?	Alternate Proposal Provided?
No	Yes
Alt.Price: N/A	Alt.Price: \$10,956.00

*Designates exception for 1 or more line items. Please see vendor notes for details.

LINE ITEM #1: Tennis Court Resurface or Replacement.

Our outdoor tennis court currently has low spots with standing water and other irregularities. We would like to have 2 proposals along with your recommendations for each option, and an evaluation of tree roots that may be damaging the court area:

1) The first proposal (primary) is to be for inspection of low areas and the necessary corrections to any standing water greater than 1/8 inch on the court and surrounding surfaces. The proposal shall include the leveling, new color coat for the entire court area, and re-stripping of all game lines and painting of net posts.

2) The second proposal (alternate) is to be for a complete removal of the current asphalt, cut-back or removal of any encroaching tree roots, new leveling base material, and a minimum of 1 inch asphalt surface. Then color coat, game line striping, and either refurbish, reset, or replace net posts as appropriate.

*A photo of some low spots is attached to this item. Your Primary (first) proposal will be for option 1) above. After you submit the "refinish" option, Submit your proposal. At that time you can create an Alternate proposal. When created it will be a copy of your Primary. Edit this Alternate proposal to represent your response to Option 2) above.

Attachments for Line Item 1: Tennis_Court.jpg**Florida Courts, Inc.:****NOTES:**

Please see attached proposal/agreements. Please note that the full job includes both proposals:

- One covers the excavation/preparation
- The other covers the new court installation.

EXCEPTION(S): Please also note that if certification of Workers' Compensation coverage is required, there maybe an upcharge for the labor.

ATTACHMENT(S): Windsor_Park_A1.pdf

ATTACHMENT(S): Windsor_Park_A2.pdf

**All County Paving - An
M&M Asphalt Co.:****NOTES:**

EXCEPTION(S): NONE

LINE ITEM #2: Your Proposal Here.

Please enter your pricing for the option you are addressing here!

Your first proposal (primary) will be for option 1 above. After you submit option 1 by clicking the "Review and Submit" button below, you will have to click "Submit" again after review. Once submitted, it will ask you if you want to create an Alternate proposal. Select YES. Once selected, it will create an alternate by copying your primary proposal's information. Edit this proposal (alternate) to represent your response to Option 2 above.

NOTE: Adjacent areas restored to pre-work appearance. Please use Line Item #3 for proposing other OPTIONAL corrections or processes that you may want to note or suggest.

Attachments for Line Item 2:None**Florida Courts, Inc.:**

LINE ITEM PRICE: \$ 18,712.00

NOTES:

CONDITIONS: Removal of asphalt. Installation of new base material and new asphalt.

1. Florida Courts will have the existing asphalt removed and disposed of.
2. Florida Courts will have any tree roots removed that was under the existing court.

3. Florida Courts will have up to 4 truck loads of new base material (lime rock or crushed concrete) added to the existing base and re-grade to desired slope and pitch.

4. Florida Courts will have installed 1 of compacted TYPE S3 asphalt for a new court surface.

CONDITIONS: Surface new asphalt tennis court with a 4 coat system.

1. Florida Courts will first flood the new asphalt court and check for low areas, then will correct, as best

as possible, those areas where standing water covers 1/8 in depth (thickness of a nickel) after the surface has been able to dry under normal conditions for 1 hour.

2. Florida courts will resurface the new asphalt court area using Sport Master specifications and materials with a 4 coat color system, in the colors chosen by the client, (no additional charge for two-tone). 2 coats of Acrylic Resurfacer, fortified with sand, will first be applied to prepare the court surface for the following color coats. This will be followed by the application of 2 coats of Color Concentrate, fortified with sand, to provide uniformity & depth of color.

3. Florida Courts will re-stripe all game lines. Florida Courts will re-paint net posts.

EXCEPTION(S): NONE

All County Paving - An
M&M Asphalt Co.:

LINE ITEM PRICE: \$ 18,997.00

NOTES:

OVERLAY (Tennis Court) Approx. 7200 Square Feet

L/M \$18,997.00

1. Provide correct MOT for doing work on site between the hours of 7 a.m. and 6 p.m.
2. Clean off the existing surface prior to overlay.
3. Tack area with DOT approved primer tack.
4. Install 1 average overlay using hot plant mixed asphalt Type S-III.
5. Roll and compact using a 3-5 ton roller.
6. Haul and dispose of any and all job related debris in an approved off site dumping facility.

SURFACING OF TENNIS COURT:

1. (2) Coats of SportMaster Color Concentrate (two-tone) to provide in depth color over court surface.
2. The Contractor will accurately locate, mark, and paint two inch wide playing lines in accordance with U.S.T.A. regulations using white textured heavy bodied acrylic latex paint.

Note: Price includes tennis court asphalt repairs of approx 1450 square feet.

New pavement is susceptible to scuffing and marks until it has properly cured.

***Contractor cannot guarantee the total elimination of standing water.**

*This contractor cannot guarantee elimination of standing water.

*Permit, Procurement fees and any additional work required by the permit will be extra to the contract amount.

*There will be a charge of \$47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.

*This contractor recommends a civil engineer be retained for ADA upgrades. As such this contractor makes no claim that ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.

*Due to price fluctuations on material costs, this contractor reserves the right to withdraw the proposal at any time prior to the commencement of work.

WITH PAYMENTS TO BE MADE AS FOLLOWS: Net due upon Completion.

Not responsible for any damage to underground utilities. A certificate of Insurance will be issued upon request prior to commencement of work. All County guarantees the sealer against peeling or flaking off of stable asphalt for a period of (1) year, excluding normal wear & tear. All County guarantees all workmanship and materials for up to (1) year, excluding normal wear & tear. Any additional mobilizations for Sealcoating will be billed at a rate of \$1,295.00 each. Any additional mobilizations for Paving will be billed at a rate of \$2,450.00 each. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Due to the fluctuations in the petroleum markets, All County reserves the right to impose a fuel surcharge. Owner to carry fire tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance. " In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between All County Paving and the financially responsible company for which the work will be performed.

EXCEPTION(S): NONE

LINE ITEM #3: Options or Additional Recommendations Noted.
Please note any additional recommendations or options outside the required scope here.

Attachments for Line Item 3:None

Florida Courts, Inc.:	
NOTES:	
N/A	
EXCEPTION(S): NONE	
All County Paving - An M&M Asphalt Co.:	
NOTES:	
EXCEPTION(S): NONE	

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

Florida Courts, Inc.:

GENERAL NOTES:

Client agrees to provide water and electricity for construction purposes.

GENERAL EXCEPTION(S):

None

All County Paving - An M&M Asphalt Co.:

GENERAL NOTES:

GENERAL EXCEPTION(S):

None

Licensed

Occupational

Insured

Worker's Comp

Worker's Comp. Exemptions NOT Accepted

General Liability

Minimum Liability Insurance Amount Required: **\$250,000.00**

Management Company MUST Be Listed As An "Additional Insured"

Florida Courts, Inc.:

Occupational License:

Professional License:

General Liability Insurance: [Certificate_of_Insurance_2013.pdf](#)

Workers Comp Insurance: [Workers_Exemption_2013-15.tiff](#)

W-9: [W9_Cam_Assistant.tiff](#)

WARRANTY-INFO: No Files

Warranty: Florida Courts guarantees workmanship and materials against defects for a period of two years, save normal wear and tear and any structural damage that may be pre-existing. This guarantee excludes normal wear and tear, abuse or neglect, including (but not limited to) acts of God or nature and/or any other conditions beyond our control; such as sub-base settling, structural or shrinkage cracks, hydrostatic pressure bubbles, intrusion of grass or weeds, graffiti or other acts of vandalism, damage from roller blades, skateboards, bicycles, maintenance equipment and/or related fluids and/or other such implements and/or apparatus.

Proper court maintenance to be the sole responsibility of client.

All County Paving - An M&M Asphalt Co.:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License:

[Palm_Beach_County_Local_Business_Tax_09.30.12.pdf](#), [Indian_River_County_7.31.12.pdf](#), [Lee_County_9.12.pdf](#), [Pinellas_County_License.pdf](#),

[Monroe_County_10.31.31.pdf](#), [City_of_Pt_St_Lucie_9.30.12.pdf](#)

General Liability Insurance: [M_M_Insurance_Certificate_2012.pdf](#), [M_M_Insurance_Certificate_2012.pdf](#)

Workers Comp Insurance: [M_M_Insurance_Certificate_2012.pdf](#)

W-9: [M_MW-9.pdf](#)

WARRANTY-INFO: No Files

Warranty: All County guarantees all workmanship and materials for up to (1) year, excluding normal wear & tear.



Rampart Properties - Associa Tampa
3550 Buschwood Park Drive - Suite 150
Tampa, Florida 33618
P: (813)963-6400

PROPOSAL REPORT FOR:

Windsor Park of Tampa Homeowner s Assn Inc
16400 Windsor Park Dr
Lutz, FL 33549

Summary Details For RFP No.254939:



Reference Name: Tennis Court Resurface or Replacement
Industry Solicited: Sports Courts and Fields (Tennis, Bocce, Handball)
RFP Close Date & Time: 03-11-2013 15:00
Location where work is to be performed: Common areas

Projected Contract Term: Single Service

Proposal Overview Details:

Proposals Submitted: **3**
Alt.Proposals Submitted: **4**
High Bid: **\$18,997.00**
Low Bid: **\$10,956.00**
Average Bid: **\$16,221.67**

Alternate Proposals - See below for alternate proposals provided by vendors:

VENDOR 1

All County Paving - An M&M Asphalt Co.
Vendor Apple Rating: 
1302 South J Street, Lake Worth, Florida 33460
In-House Vendor? No
Company Phone: (561) 702-0855
Extension: 0
Alt.Phone: (561) 634-7258
Alt.Extension: 0
Year Business Established: 1985
Contact: Keith Hoersch
E-mail: keith@mandmasphalt.com
Mobile Phone: (561) 702-0855
TOTAL AMOUNT PROPOSED
\$10,956.00
Alternate Proposal Provided?
Yes
Alt.Price: \$10,956.00

*Designates exception for 1 or more line items. Please see vendor notes for details.

RFP TASKS REQUESTED

LINE ITEM #1: Tennis Court Resurface or Replacement.

Our outdoor tennis court currently has low spots with standing water and other irregularities. We would like to have 2 proposals along with your recommendations for each option, and an evaluation of tree roots that may be damaging the court area:

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Attachments for Line Item 1: Tennis_Court.jpg

Florida Courts, Inc.:

NOTES:

EXCEPTION(S): NONE

LINE ITEM #2: Your Proposal Here.

Please enter your pricing for the option you are addressing here!

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to click "Submit" again after review. Once submitted, it will ask you if you want to create an Alternate proposal. Select YES. Once selected, it will create an alternate by copying your primary proposal's information. Edit this proposal (alternate) to represent your response to Option 2

above.

NOTE: Adjacent areas restored to pre-work appearance. Please use Line Item #3 for proposing other OPTIONAL corrections or processes that you may want to note or suggest.

Attachments for Line Item 2:None

Florida Courts, Inc.:

LINE ITEM PRICE: \$ 10,956.00

NOTES:

COURT PREPARATION: Area to be: 60' x 120 Tennis Court

L/M \$10,956.00

1. The Contractor will pressure clean and power blow court(s) as necessary to remove loose dirt, mildew and oil.
2. The Contractor will patch depressions greater than 1/8 after 1 hour drying time in sunlight, grind down any ridges as necessary and fill existing cracks as best as possible prior to surfacing Note: court must have a minimum of 1% slope in one plane in order to guarantee removal of water.

3. Contractor to perform 1480 sf of asphalt repairs.
4. The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

SURFACING OF TENNIS COURT:

1. (2) Coats of SportMaster Color Concentrate (two-tone) to provide in depth color over court surface.
2. The Contractor will accurately locate, mark, and paint two inch wide playing lines in accordance with U.S.T.A. regulations using white textured heavy bodied acrylic latex paint.

New pavement is susceptible to scuffing and marks until it has properly cured.

***Contractor cannot guarantee the total elimination of standing water.**

*This contractor cannot guarantee elimination of standing water.

*Permit, Procurement fees and any additional work required by the permit will be extra to the contract amount.

*There will be a charge of \$47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.

*This contractor recommends a civil engineer be retained for ADA upgrades. As such this contractor makes no claim that ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.

*Due to price fluctuations on material costs, this contractor reserves the right to withdraw the proposal at any time prior to the commencement of work.

WITH PAYMENTS TO BE MADE AS FOLLOWS: Net due upon Completion.

Not responsible for any damage to underground utilities. A certificate of Insurance will be issued upon request prior to commencement of work. All County guarantees the sealer against peeling or flaking off of stable asphalt for a period of (1) year, excluding normal wear & tear. All County guarantees all workmanship and materials for up to (1) year, excluding normal wear & tear. Any additional mobilizations for Sealcoating will be billed at a rate of \$1,295.00 each. Any additional mobilizations for Paving will be billed at a rate of \$2,450.00 each. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Due to the fluctuations in the petroleum markets, All County reserves the right to impose a fuel surcharge. Owner to carry fire tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance. " In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between All County Paving and the financially responsible company for which the work will be performed.

EXCEPTION(S): NONE

LINE ITEM #3: Options or Additional Recommendations Noted.

Please note any additional recommendations or options outside the required scope here.

Attachments for Line Item 3:None

Florida Courts, Inc.:

NOTES:

OPTION #1: Contractor will apply (2) Coats of Acrylic Resurfacer over entire court area to fill voids and provide smooth surface, please add \$1,150.00 to Contract Total.

**** Contractor highly recommends this option for a cleaner, longer lasting and beautiful court.**

EXCEPTION(S): NONE

WARRANTY INFORMATION

Florida Courts, Inc.:

WARRANTY-INFO: No Files

Warranty: All County guarantees all workmanship and materials for up to (1) year, excluding normal wear & tear.