

MIDDLEBEOOK PINES CONDOMINIUM ASSOCIATION, INC.

FENCE REPLACEMENT - BID ANALYSIS

October 17, 2023

CONTRACTOR	Daves Fence (Pine picket, top cap.gate)	Daves Fence (Cedar Gate/Cedar Top Cap)	Daves Fence (cedar picket,top cap.gate)	Florida Fence Products Inc. (cedar picket,top cap.gate-metal frame)	Florida Fence Products Inc. (cedar picket,top cap.gate)	Florida Outdoor Products (Pine picket, top cap.gate)	Florida Outdoor Products (cedar picket,top cap.gate)
SPECIFICATIONS							
Style-shadow box: face nailed (FN) Toe-Nailed (TN)	FN	FN	FN	FN	FN	FN	FN
Wood material - PT=pressure treated	Y	Y - except for gate and top cap	Cedar; PT-post & railing	Cedar; PT-post & railing	Cedar; PT-post & railing	PT	Cedar, PT post & railing
Wood material - Quality Rating	#2	#2/#1 for cedar	#1 for cedar	#1 for cedar#1 for posts & railing	#1 for cedar#1 for posts & railing	#2	#1
Linear Feet of Fencing	23058 (67/Unit)	23058 (67/Unit)	23058 (67/Unit)	23256 (68/unit)	23256 (68/unit)	19607 LF (57 LF)-gates not incl. in LF	19607 LF (57 LF)-gates not incl. in LF
Units Base Bid	344	344	344	342	342	341	341
Fence Height: five (5) feet	Y	Y	Y	Y	Y	Y	Y
Posts: (9) 4"x4" wood	10-see post spacing	10-see post spacing	10-see post spacing	14	14	10	10
Post- buried with concrete footage.	N wood/Yes Metal	N wood/Yes Metal	N wood/Yes Metal	Y wood/Y Metal	Y wood/Y Metal	Y wood/Y Metal	Y wood/Y Metal
Post Spacing: equal distance on fence run	6'OC w/ adj for distance of run with staggered joint	6'OC w/ adj for distance of run with staggered joint	6'OC w/ adj for distance of run with staggered joint	6'OC w/ adj for distance of run with staggered joint	6'OC w/ adj for distance of run with staggered joint	6' OC - makes fence structurally stronger	6' OC - states makes fence structurally stronger
Post - Remove existing posts & concrete footage	Y	Y	Y	Y	Y	Y	Y
Terminal Points attached to building: 2x4 tap-conned with cover board	Y	Y	Y	Y	Y	Y	Y
Pickets Style: flat top fence slate	Y	Y	Y	Y	Y	Y	Y
Picket Size: 5/8" x 6" x 6'	Y	Y	Y	Y	Y	Y	Y
Picket Spacing: 2 inches.	Y	Y	Y	2.5-3.0 (for symmetry)	2.5-3.0 (for symmetry)	Y	Y
Rails/Runners: (3) rows; 2"x4"	Y	Y	Y	Y	Y	Y	Y
Top Cap: 2x4 mitered. Option: 2x6 mitered	2x8	2x8	2x8	2x6 harder to get; 2x6 will cover post and picket	2x6 harder to get; 2x6 will cover post and picket	2x6-covers post,2x4 and picket	2x6-covers post,2x4 and picket
Top Cap: Fastener Hot Dip Galvanized Screw	Ring Shank	Ring Shank	Ring Shank	Y	Y	Using Ring Shank	Using Ring Shank
Fence: Fasteners: Hot Dip Galvanized Ring Shank	Y	Y	Y	Y	Y	Y	Y
Gates: (4) Post-Master Metal Posts (Receiving and hinge	2-only hinge posts	2-only hinge posts	2-only hinge posts	2-only hinge posts	2-only hinge posts	2-only hinge posts	2-only hinge posts
Gates: Two (1) 3Ft. (1) 42 inch	Y	Y	Y	Y	Y	Y	Y
Gates - Cedar Framework/Stop	All Pine	All Cedar	All Cedar	Cedar with aluminum powered coated black	All Cedar	Cedar Rails w/ Pine Pickets Stop Not Required with recommended hardware	Cedar Rails w/ Cedar Pickets Stop Not Required with recommended hardware
Gate Hardware: See attached specifications.	See latch spec	See latch spec	See latch spec	See latch spec	See latch spec	See latch spec	See latch spec
Gate-Specify Dead Bolt Hardware	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Contractor Remove Fence/ Dispose of Debris	Y	Y	Y	Y	Y	Y	Y
Permit Included	N	N	N	Incl.	Incl.	N	N
N.O.C. Included	Y	Y	Y	N	N	N	N
Warranty - Manufacturer Material	20 YR Rot/Termite/Decay	20 YR Rot/Termite/Decay	20 YR Rot/Termite/Decay	15 YR Rot/Termite/Decay	15 YR Rot/Termite/Decay	Limited Lifetime	Limited Lifetime
Warranty Workmanship With Conditions	5 YR	5 YR	5 YR	Lifetime	5 YR	5 YR	5 YR
COST ANALYSIS WITHOUT WATERPROOFING							
Cost Per Unit	\$3,400.69	\$3,650.69	\$4,522.79	\$3,857.00	\$3,494.00	\$2,427.87	\$2,736.17
Reserve Allocation Per Unit	\$4,100.00	\$4,100.00	\$4,100.00	\$4,100.00	\$4,100.00	\$4,100.00	\$4,100.00
Budget Over/(Under) Per Unit	(\$699.31)	(\$449.31)	\$422.79	(\$243.00)	(\$606.00)	(\$1,672.13)	(\$1,363.83)
Cost of Project	\$1,169,837.36	\$1,255,837.36	\$1,555,839.76	\$1,319,094.00	\$1,194,948.00	\$827,903.67	\$933,033.97
Project Over/(Under) Budget	-\$238,464.71	-\$153,214.71	\$144,171.39	-\$82,863.00	-\$206,646.00	-\$570,196.33	-\$465,066.03
Reserve Allocation Year One (Jul 2023-Jun 2024)	\$352,600.00	\$352,600.00	\$352,600.00	\$352,600.00	\$352,600.00	\$352,600.00	\$352,600.00
Reserve Allocation Year Two (July 2024-Dec 2024)	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00
Special Assessment Per unit	\$1,837.57	\$2,087.57	\$2,959.67	\$2,271.45	\$1,910.56	\$843.57	\$1,149.18
Add: Reserve Allocation Year Two (Jan 2024-Jun 2024)	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00
Special Assessment Per unit	\$1,299.44	\$1,549.44	\$2,421.54	\$1,733.33	\$1,372.44	\$305.45	\$611.06
Reason if Concrete Not Used on Posts	Concrete collar traps and rots wood	Same	Same	Does not believe that concrete causes the fence post to rot; because of sand base the post will move and the concrete locks it in place. (80Lb bag concrete per post)	Does not believe that concrete causes the fence post to rot; because of sand base the post will move and the concrete locks it in place. (80Lb bag concrete per post)	Does not believe that concrete causes the fence post to rot; because of sand base the post will move and the concrete locks it in place. (80Lb bag concrete per post)	Does not believe that concrete causes the fence post to rot; because of sand base the post will move and the concrete locks it in place. (80Lb bag concrete per post)
Top Cap: 2x4 mitered. Option: 2x6 mitered	2x 8 cap quoted because structural and covers posts and pickets	Same	Same	N/A	N/A	N/A	N/A
Gate-Specify Dead Bolt Hardware	See cut sheet	Same	Same	See cut sheet	See cut sheet	See cut sheet	See cut sheet

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Crew Size	2 crews - subcontracted	Same	Same	2 crews - 3 men team not subcontracted; employees of the firm	2 crews - 3 men team not subcontracted; employees of the firm	2 crews - 3 men team not subcontracted; employees of the firm	2 crews - 3 men team not subcontracted; employees of the firm
Time Frame	2-3 buildings can be built per week. This schedule will complete the project in 29 to 43 weeks.	Same	Same	2 units can be done per day, which completes the project in 34+ weeks.	2 units can be done per day, which completes the project in 34+ weeks.	2 crews - 3 men team not subcontracted; employees of the firm	2 crews - 3 men team not subcontracted; employees of the firm
Staging	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence	Same	Same	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence
Power	Generators	Generators	Generators	Generators	Generators	Generators	Generators