MIDDLEBEOOK PINES CONDOMINIUM ASSOCIATION, INC,

FENCE REPLACEMENT - BID ANALYSIS

October 17, 2023

	Daves Fence	Daves Fence	Daves Fence	Florida Fence Products Inc.	Florida Fence Products Inc.	Florida Outdoor Products	Florida Outdoor Products
CONTRACTOR	(Pine picket, top cap.gate)	(Cedar Gate/Cedar	(cedar picket,top	(cedar picket,top cap,gate-metal frame)	(cedar picket,top cap,gate)	(Pine picket, top cap.gate)	(cedar picket,top cap,gate)
	(i ino pionot, top sup.gato)	Top Cap)	cap,gate)	(ocaai piokot,top oap,gato motai namo)	(oodar piokot,top oap,gato)	(i ino plotos, top sup.gato)	(oodar pieker,top sap,gato)
SPECIFICATIONS							
Style-shadow box: face nailed (FN) Toe-Nailed (TN)	FN	FN	FN	FN	FN	FN	FN
Wood material - PT=pressure treated	.,	Y - except for gate	Cedar; PT-post &	0 1 57 10 11	0 1 57 10 11	D.T.	0 1 57 10 11
'	Y #2	and top cap #2/#1 for cedar	railing #1 for cedar	Cedar; PT-post & railing	Cedar; PT-post & railing	PT #2	Cedar, PT post & railing
Wood material - Quality Rating Linear Feet of Fencing	#2 23058 (67/Unit)	23058 (67/Unit)	23058 (67/Unit)	#1 for cedar#1 for posts & railing 23256 (68/unit)	#1 for cedar#1 for posts & railing 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		744 V	744 Y	Y	942 Y	7 Y	74 I
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
Took banda Will control toolage.		6'OC w/ adj for	6'OC w/ adj for				
Post Spacing: equal distance on fence run	6'OC w/ adj for distance of run with	distance of run with	distance of run with	6'OC w/ adj for distance of run with	6'OC w/ adj for distance of run with	6' OC - makes fence structurally	6' OC - states makes fence structurally
	staggered joint	staggered joint	staggered joint	staggered joint	staggered joint	stronger	stronger
Post - Remove existing posts & concrete footage	Υ	Υ	Υ	Υ	Υ	Υ	Υ
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 2.5.3.0 (for symmetry)	Y 2 F 3 O (for a remarks)	Y	Y
Picket Spacing: 2 inches. Rails/Runners: (3) rows; 2'x4"	Y	Y	Y	2.5-3.0 (for symmetry)	2.5-3.0 (for symmetry)	Υ	Ϋ́
,	·	•	·	2x6 harder to get; 2x6 will cover post	2x6 harder to get; 2x6 will cover post	2x6-covers post,2x4 and picket	2x6-covers post,2x4 and picket
Top Cap: 2x4 mitered. Option: 2x6 mitered	2x8	2x8	2x8	and picket	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	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
hinge Gates: Two (1) 3Ft. (1) 42 inch	2-only hinge posts	z-only ninge posts	Z-only fillige posts	z-only ninge posts	z-only ninge posts	z-only hinge posts	z-only ninge posts
Gales. Two (1) 3Ft. (1) 42 IIICH	,	ı	I		I	Cedar Rails w/ Pine Pickets	Cedar Rails w/ Cedar Pickets
Gates - Cedar Framework/Stop	All Pine	All Cedar	All Cedar	Cedar with aluminum powered coated black	All Cedar	Stop Not Required with recommended	Stop Not Required with recommended
·						hardware	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 Y	N/A	N/A	N/A Y	N/A Y	N/A	N/A
Contractor Remove Fence/ Dispose of Debris Permit Included	Y N	Y N	Y N	Incl.	Y Incl.	Y	Y
N.O.C. Included	N Y	N Y	N Y	Inci.	N	N N	N N
	1	20 YR	20 YR	15 YR	15 YR	IN	IN
Warranty - Manufacturer Material	20 YR Rot/Termite/Decay	Rot/Termite/Decay	Rot/Termite/Decay	Rot/Termite/Decay	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		\$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) Special Assessment Per unit	\$185,115.00 \$1.837.57	\$185,115.00 \$2.087.57	\$185,115.00 \$2.959.67	\$185,115.00 \$2.271.45	\$185,115.00 \$1.910.56	\$185,115.00 \$843.57	\$185,115.00 \$1,149.18
Add: Reserve Allocation Year Two (Jan 2024-Jun 2024)	\$1,837.57 \$185.115.00	\$2,087.57 \$185.115.00	\$2,959.67 \$185.115.00	\$2,271.45 \$185.115.00	\$1,910.56 \$185.115.00	\$843.57 \$185,115.00	\$1,149.18 \$185.115.00
Special Assessment Per unit	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00	\$185,115.00 \$1,372.44	\$185,115.00	\$185,115.00 \$611.06
opeda Assessment Fer unit	φ1,299.44	φ1,549.44	φ∠,4∠1.54	φ1,/33.33	φ1,372.44	გ 305.45	φ011.06
Reason if Concrete Not Used on Posts	Concrete collar traps and rots wood	Same	Same	Does not believe that concrete causes	Does not believe that concrete causes	Does not believe that concrete causes	Does not believe that concrete causes
Neason II Concrete Not Used on Posts	Concrete collar traps and rots wood	Same	Same	the fence post to rot; because of sand	the fence post to rot; because of sand	the fence post to rot; because of sand	the fence post to rot; because of sand
				base the post will move and the	base the post will move and the	base the post will move and the	base the post will move and the
				concrete locks it in place. (80Lb bag	concrete locks it in place. (80Lb bag	concrete locks it in place. (80Lb bag	concrete locks it in place. (80Lb bag
				IOOLIOLO IOONO IL III DIAUG. LUULD DAU	recite of the recite in place. (Out budy	portoroto tooks it in place. (OULD bay	positionate rooks it in place. (OULD bay
				. ` `	concrete per post)	concrete per post)	concrete per post)
Top Copy Ovd mitorod Options Ovd anitored	2x 8 cap quoted because structural and	Same	Same	concrete per post)	concrete per post)	concrete per post)	concrete per post)
Top Cap: 2x4 mitered. Option: 2x6 mitered Gate-Specify Dead Bolt Hardware	2x 8 cap quoted because structural and covers posts and pickets See cut sheet	Same Same	Same Same	. ` `	N/A See cut sheet	concrete per post) N/A See cut sheet	concrete per post) N/A 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
Power	Generators	Generators	Generators	Generators	Generators	Generators	Generators