



REQUEST FOR PROPOSALS (RFP)

Thornberry Condominium Association

POOL DECK PROJECT

Date Issued: April 17, 2026

Due Date: May 21, 2026

1. Introduction

The Thornberry Condominium Association is soliciting proposals from qualified, licensed, and insured contractors to perform a complete refurbishment or replacement of the community pool deck located in Robinson Township, Allegheny County Pennsylvania.

The goal of this project is to resurface or replace the pool deck (approximately 4,900 square feet) for structural integrity and aesthetics, along with drainage systems and plumbing to ensure compliance with all current local and state safety/health regulations, codes and laws.

Contractor is responsible for obtaining any and all required permits, including work permits, before work begins.

2. Project Scope of Work

The Contractor shall furnish all labor, materials, equipment, and supervision to perform the following:

Surface Preparation: Describe surface preparation technique (if resurfacing) or demolition and haul away method with rationale and cost.

Resurfacing or Replacement: Describe technique and materials for leveling /resurfacing or replacement (i.e. concrete, pavers, etc.) with cost for materials and labor. A non-slip, heat-reducing, surface is preferred. Suggestions for decorative designs are welcomed.

Drainage System: Install new or upgrade system drainage on deck surface that moves water away from the pool.

Caulking: Remove and replace caulking around Clubhouse where deck is joined to wall. Join and caulk along pool coping.

3. Site Visit and Pre-Proposal



A mandatory site walk-through visit is required and Contractor must complete prior to May 14, 2026. Contact George Eaborn (412) 403-8547) and/or Herb Retcofsky (412) 418-2606 to schedule visit.

4. Proposal Requirements

Proposals must include the following information:

Company Profile: company name, business address and years in business. Experience with similar commercial/condominium pool deck projects within the last 5 years. Project before and after pictures are encouraged though not required.

References: A list of at least three (3) past clients, preferably residential associations.

Project Timeline: Proposed start and completion dates.

Itemized Cost Breakdown: Separate costs for materials, labor, equipment and optional upgrades.

License and Insurance: Proof of commercial liability insurance and valid contractor licenses, with surety bond.

Warranty Information: Documentation on warranties for resurfacing material or concrete (if new).

5. Evaluation Criteria

Proposals will be evaluated based on:

Total cost and value.

Experience with similar-sized projects.

References and reputation.

Ability to meet the designated timeline completion date (pre-summer season April 15, 2027). Work may commence September 15, 2026.

6. Submission Instructions

Proposals must be submitted by noon on May 21, 2026 via email to Aimee Hennemuth-Rogowski at aimee@cmamgt.com AND delivered, by hard copy, (5 copies) to Community Management Advisors, Inc., 200 Commerce Drive, Suite 206, Moon Township, PA 15108 attention Aimee Hennemuth-Rogowski.



The Association anticipates reviewing and awarding bids by June 19, 2026, or immediately thereafter. The Association may request to clarify Scope of Work, Timelines and Other items prior to finalizing award.

For questions please contact George Eaborn (412) 418-2506.

The Association will be soliciting three separate proposals for 1. Pool Renovation, 2. Pool Deck Resurfacing, and 3. Pool Fencing. If a Contractor would like to bid on all three projects, please provide a separate bid for each project,