



REQUEST FOR PROPOSALS (RFP)

Thornberry Condominium Association

POOL FENCING 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 removal and replacement of the community pool fencing located in Robinson Township, Allegheny County Pennsylvania.

The goal of this project is to completely replace the fencing around the perimeter of the pool and install two triple lock (or comparable code compliant) gates. (approximately 320 linear feet) along with a FOB entry/exit system to ensure compliance with all current local and state safety/health regulations, codes and laws. Submit separate pricing for FOB system with name of manufacturer. The FOB System may be a follow-on upgrade.

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

2. Project Scope of Work

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

Current Fencing: Remove and haul away current fencing.

Replacement Fencing: Black horizontal pickets vinyl coated aluminum commercial grade fencing, secured to pool deck. Spacing below fence, between pickets, and height must meet local code. (e.g. 2", 2", 48/54/60") Suggestions are welcomed, though meeting code structural integrity and aesthetics are necessary.

Gates:

Two (2) single Gates in current locations to match and integrate with fencing same black color, commercial grade coated aluminum, vertical picket spacing, though gate may be higher. Also propose one (1) double Gate approximately six foot (6') wide along fenceline near pavilion. Suggestions are welcomed to meet code and maintain structural and aesthetic integrity.



FOB System:

Provide recommendations, along with manufacturer and costs.

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.

3. Proposal Requirements

Proposals must include the following information:

Company Profile: company name, business address and years in business. Experience with similar commercial/condominium pool fencing 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 fencing material and installation.

4. 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.



5. 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) 403-8547.

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