



REQUEST FOR PROPOSALS (RFP)

Thornberry Condominium Association

POOL RENOVATION 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 swimming pool contractors to perform a complete renovation of the community pool located in Robinson Township, Allegheny County Pennsylvania. The goal of this project is to resurface the pool, upgrade necessary equipment, and ensure compliance with all current local and state safety/health regulations, codes and laws. 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:

Surface Preparation: Hydro-blast, sand blast, acid wash, etc. (or alternative) of existing plaster/accumulated paint and fiberglass and remove existing pool tile. Alternative options for surface preparation are permissible and should be explained, with rationale and cost difference.

Resurfacing: Apply [e.g., Commercial White Quartz/Pebble, epoxy, "Ecofinish", etc.] with a minimum 10-year warranty on adhesion. Alternative options for resurfacing applications are permissible and should be explained, with rationale and cost difference.

Tiling/Coping: Install new coping and new waterline tile (blue tone) and deep/shallow end depth markers [specify tile brand/type if known].

Equipment Upgrades: Install new skimmer assemblies, split- drain (if required) and main drain covers compliant with the State and Local Law, and upgrade the existing plumbing/pump/filtration system to a high-efficiency system. [specify brand name].

Additional upgrades/replacement include lighting to LED, ladders, handrails, cover and rope grommets. Upgrade alternatives such as salt water, chlorine, bromine, etc. systems are permissible with rationale and cost comparisons.



Caulking: Remove and replace existing expansion joint caulking between the pool and deck with new polyurethane (or similar) sealant.

Startup: Provide initial chemical startup and balancing for 7 days after filling.

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 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 coating adhesion (or similar), tile work, and new equipment (or alternative equipment/materials).

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) 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.