



REQUEST FOR PROPOSALS (RFP)

Thornberry Condominium Association

TENNIS COURT 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 resurfacing of Two community tennis/pickleball court located in Robinson Township, Allegheny County Pennsylvania.

The goal of this project is to resurface the tennis/pickleball courts for structural integrity and aesthetics 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 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 haul away method with rationale and cost. As a minimum thoroughly power wash to remove mold/mildew/debris. Repair structural cracks and fill “bird bath depressions” greater than 1/16” depression. Describe materials (e.g acrylic) and brand to be used and technique for repair.

Resurfacing: Describe technique (e.g. leveling patch, binder, resurface coat, finish coat(s) with materials to be used (manufacturer/coating) and number of coats. Paint color Blue inside, Green outside, White lines for Tennis AND Pickleball, In Accordance With USTA/ASBA

Replacement:

Replace net anchors and nets if necessary. Describe technique, materials and manufacturer.

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 tennis, pickleball court 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. From beginning of work to “ready to play” should not exceed 14 days.

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 of warranties for resurfacing material and labor..

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 (August 15, 2026) Work may commence immediately upon award.

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, 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.