



November 6, 2024

Matanzas Shores Owners Assoc
110 East Collector Road
Palm Coast, FL. 32137

A handwritten signature in black ink, appearing to read 'M. B. B.', located to the right of the Matanzas Shores Owners Assoc address.

Please call 800-331-1723 or send email to info@courtsurfacesfla.com should you have any questions.

Following are the specifications and **UPDATED** price to **Project #1. Rebuild 121' x 216'** courts converting to Eight (8) pickleball courts with one shade structure with information below at Matanzas Shores, Palm Coast, FL. **COURTS ARE IN BAD SHAPE, WE DO NOT RECOMMEND RESURFACING.** Existing 10' fence will be removed and install new 8' perimeter fence including bottom rail with square corners and 4' high center fence with gap for shade structure in center. Shade structure is priced below as Add-On. 8' fence with bottom rail in additional "Fence Addendum #2". All California cut corners will be removed. We recommend 96' x 4' high divider nets between each set of 4 pickleball, total 2 divider nets. Existing divider nets are tennis nets and some are pickleball posts being used with tennis net posts. 4' high divider nets are more uniformed with the 8 pickleball courts. Access to courts is good. Water available. All utilities to be marked around courts at least 48 hrs. prior to arrival. **NO** tree or shrub removal is included in price. Customer to remove any trees and shrubs outside court area.

Scope of Work
Tennis and Pickleball Courts
Demo and Rebuild – Convert all to Eight Pickleball Courts
Asphalt (121' x 216') 25,920 sq ft

1. **Mobilization to site**
2. **Demo existing 121' x 216' asphalt courts.** Connected court will be saw cut close to fence line for asphalt removal.
3. **Remove 10' fence** from site and install new 8' high black fence with bottom rails as Fence Addendum #2.
4. **Grade Ground** and existing base.
5. **Install/maintain 6" Base Course** - A base course of lime rock having an average thickness of 6" shall be placed on the subgrade and properly graded and compacted following a 1" in 10' slope. Corners will be expanded to 90 degree; fence wings center court will be removed on new courts.
6. **Laser grade and roll for compaction.**



7. **Asphalt** - A one and one-half (1 ½) inch thick surface course of hot-mix asphalt S3 (Type III) shall be placed over the base course. *(The paved area will be several inches larger than finished asphalt dimensions so that all sides of the courts can be sawed to straight and square edges with an asphalt saw.)* **Minimum 28 days for curing for asphalt before surfacing.**
8. **Saw Cut** - Courts will be saw cut along perimeter to have clean cut edge.
9. **Base** - Two loads included for base correction. Price DOES NOT INCLUDE ADDITIONAL FILL IF REQUIRED.
10. **Equipment** – Provide and install eight (8) pickleball nets and eight (8) sets of net post. **Using six (6) sets of existing posts and nets.** Install two divider nets. Approx 96' each divider net with three posts each and 2 sections of nets.
11. **Shade structure installed center courts** - priced below as Add-On
12. **Fence and bottom rails listed as Addendum.**
13. **Prep** - Scrape the court's surface of all dirt, debris and loose material.
14. **Pressure wash courts.**
15. **Sanding** - Machine sand the surface of court as necessary to smooth and repair any uneven areas.
16. **Apply outdoor court grade patching materials** to all patch areas to bring each area flush with surrounding asphalt.
17. **Patching** - Using outdoor court grade patch compounds:
 - a) One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not eliminate all water ponding. Birdbaths may be visible after flooding courts.
 - b) Cover and fill any rough areas of asphalt.
 - c) The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
 - d) Light sanding on edges to smooth down.
18. **Leveling Course** - Apply two coats of sand - acrylic resurfacer mix over the entire surface of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
19. **Texture and Finish Courses** - Apply two successive coats of outdoor court grade filler coat (sand-filled acrylic color coating) to the entire area of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
20. **Finished color** – Will be owner's choice of any three manufacturer's standard colors. Existing court color is blue kitchens, medium green play and tan borders. Confirm with customer on final color choice. Confirm with color chart to customer.
21. **Lines** Paint eight (8) sets of regulation two-inch-wide white playing lines for pickleball.
22. **Clean-up** - Remove all excess materials and debris from the job after completion of the work.



Pricing

**Tennis and Pickleball Courts
Demo and Rebuild – Convert all to Eight Pickleball Courts
Asphalt (121' x 216') 25,920 sq ft**

The total price for the above outlined work is **\$251,550.00**, payable in three draws:

| | |
|---|--------------|
| First Draw: Due upon acceptance | \$ 83,850.00 |
| Second Draw: Due upon completion of asphalt | \$ 83,850.00 |
| Final Draw: Due upon completion of job | \$ 83,850.00 |

This Price is good for thirty (30) days.

ACCEPTED BY: Don Albertson Court Surfaces

Don Albertson
For: 1780A -

Bryan McMandon
Bryan McMandon
Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.

Add-On #1- Shade Structure 10' Canopy with 8' Bench (Canopy to be left off for future installation)

10' L, 6' W, 8' 10" H

Dig and set 2 posts in concrete - Steel post size: 3" x 3" Direct-burial installation

Weight: 520 lbs.

8' bench 20" to 36" W

Add **\$8,825.00** to the above base bid for Add-on #1 _____



Terms and Conditions

Scope of Work. *The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans, specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.*

Damages/Delays. *Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.*

Permitting. *Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.*

Warranty. *All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.*

Exception to warranty. *Any of the cracks in existing court's surface and / or any new cracks/blisters may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Court Surfaces is responsible for "top-down" workmanship only. We are not responsible for "bottom-up" issues due to existing base material including moisture, cracking, blisters, peeling, etc.*

Payment. *Payments are due upon receipt unless otherwise stated in writing. Payments over 30 days past due are subject to late fees outlined below:*

30 days after Completion date OF 2.5% applied to bill balance

60 days after Completion date OF 5% applied to bill balance

90 Days after Completion date OF 7% applied to bill balance

120 days after Completion date OF 10% applied to bill balance

At 90 days liens will be placed on said property and WILL NOT BE RELEASED UNTILL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED.

Failure to pay on time will result in the forfeiture of Warranty.



Work Site. Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.

Irrigation. Direct irrigation will cause damage to surfacing. It is required that any irrigation that directly contacts the court(s) be disabled for the duration of the job.

Weather. Our work schedule is weather dependent, and we will likely not be on the jobsite from 9:00 to 5:00. While we will make every effort to finish your job in a reasonable amount of time, there may be days we are not able to work due to the weather or other scheduling conflicts. Please set these expectations with all stakeholders in advance.

Landscaping. All landscaping work is the responsibility of the customer. While we will do our best to minimize our impact on the surrounding area, landscaping, grass, plants, hedges, etc may be damaged during the job. Court surfaces is not responsible for damage done to existing landscaping or adding landscaping around new construction.

Cancellation. Should customer/contractor cancel or reschedule this project after contract signature and return, before work has started, or within 24 hours of projected start date, a \$3,500.00/new construction or \$1,000.00/surfacing charge will be paid to Court Surfaces as liquidated damages (not as penalty) representing reasonable administrative expenses and Interruption to Court Surfaces work schedule.

Entrance/Exit. Please note that we will take caution to try to protect concrete, asphalt or material that is used for entrance or exit points however with weight of construction equipment it is not a guarantee that damage will not occur. Court Surfaces will not be responsible for these damages. Broken areas will be a separate charge to repair or replace at a minimum per square ft. We are not responsible to damage to construction entrance or exits.

Change Orders. All Change Orders will be discussed by all parties and signed upon before changes can be made.

Digging and Setting Sleeves. Quote assumes digging and setting of sleeves will be in normal tennis spec asphalt/limerock. There will be an additional charge if we have to dig through multiple layers of asphalt or rebar or any other material that requires more time.

Remobilization. Our remobilization fee is \$1,500.00.



September 2, 2024

FENCE ADDENDUM #2

Att: Michell Perna (Micki)
Mantanza Shores Owners Assoc
45 San Carlos Dr
Palm Coast, FL. 32137

Please call 800-331-1723 or send email to info@courtsurfacesfla.com should you have any questions.

Following are the specifications and price to remove all 10' fence and replace with 8' high after new asphalt has been installed around twelve pickleball courts while at Matanzas Shores, Palm Coast, FL.

Scope of Work added to Base Bid Remove 10' fence and replace with 8' high black Fence with Option to Add Bottom Rails around perimeter.

1. **While on site with demo of existing courts**, remove existing 10' fence according to specifications leaving approx. 88' of 10' fence connecting existing tennis courts.
2. **Remove all posts and fence** from site.
3. **After new asphalt is installed**, new 8' high fence, new posts and hardware with bottom tension wire will be installed. (Bottom rail priced below as option instead of tension wire.)
4. **Fence will have 4 – 4' w x 7' h gates**, two in existing positions and two on opposite side of courts.
5. **A 4' high divider fence** in two 30' sections will be installed across center on each side of proposed shade structures.
6. **See below for fence specifications.**
7. **Clean-up** - Remove all excess materials and debris from the job after completion of the work.

Fence Specifications:

1. **Wire: 2" x 8 gauge x 96" Blk.**
2. **3" S40 x 11' post with Terminals.**
3. **1 5/8" x S40 x 21' top rail braces**
4. **Bottom Tension wire 7 gauge**
5. **Option Bottom rails around perimeter bottom fence price below.**



Pricing

Remove 10' fence and replace with 8' high black Fence with Option to Add Bottom Rails around perimeter.

The total price for the above outlined work is **\$59,200.00**, add to base price for original quote.:

This Price is good for thirty (30) days.

ACCEPTED BY:

For: MSOA - VP

Court Surfaces

Bryan McMandon
Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.

Bottom Rail Addition

Option Bottom Rail instead of tension wire perimeter of courts:

+ Add \$8,286.00 to above fence price. Initial for Acceptance:

BTM



January 17, 2025

Mantanza Shores Owners Assoc
45 San Carlos Dr
Palm Coast, FL. 32137

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