

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
 FENCE REPLACEMENT - BID ANALYSIS
 October 17, 2023 - Finaled March 2024

CONTRACTOR	A-1 Fence	Abbott Fence	Big Jerry's Fence	Daves Fence	Daves Fence (Cedar Gate/Cedar Top Cap)	Daves Fence (cedar picket,top cap,gate)	Florida Fence Products Inc. (cedar picket,top cap,gate)	Florida Fence Products Inc. (cedar picket,top cap,gate)	Florida Outdoor Products	Florida Outdoor Products	Florida Quality Fence	Mid-State Fence	Mossy Oaks Fence
SPECIFICATIONS													
Style-shadow box: face nailed (FN) Toe-Nailed (TN)				FN	FN	FN	FN	FN	FN	FN			
Wood material - PT=pressure treated	N		Y	Y	Y - except for gate and top cap	Cedar; PT-post & railing	Cedar; PT-post & railing	Cedar; PT-post & railing	PT	Cedar, PT post & railing			N
Wood material - Quality Rating			#2	#2	#2/#1 for cedar	#1 for cedar	#1 for cedar#1 for posts & railing	#1 for cedar#1 for posts & railing	#2	#1			
Linear Feet of Fencing			23058 (67/Unit)	23058 (67/Unit)	23058 (67/Unit)	23058 (68/unit)	23256 (68/unit)	23256 (68/unit)	19607 LF (57 LF)-gates not incl. in LF	19607 LF (57 LF)-gates not incl. in LF			
Units Base Bid			344	344	344	342	342	342	341	341			
Fence Height: five (5) feet	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Posts: (9) 4"x4" wood				10-see post spacing	10-see post spacing	10-see post spacing	14	14	10	10			
Post- buried with concrete footage.				N wood/Yes Metal	N wood/Yes Metal	N wood/Yes Metal	Y wood/Y Metal	Y wood/Y Metal	Y wood/Y Metal	Y wood/Y Metal			
Post Spacing: equal distance on fence run				6"OC w/ adj for distance of run with staggered joint	6"OC w/ adj for distance of run with staggered joint	6"OC w/ adj for distance of run with staggered joint	6"OC w/ adj for distance of run with staggered joint	6"OC w/ adj for distance of run with staggered joint	Y states makes fence structurally stronger	Y states makes fence structurally stronger			
Post - Remove existing posts & concrete footage			N	Y	Y	Y	Y	Y	Y	Y			
Terminal Points attached to building: 2x4 tap-coned with cover board				Y	Y	Y	Y	Y	Y	Y			
Pickets Style: flat top fence slate				Y	Y	Y	Y	Y	Y	Y			
Picket Size: 5/8" x 6" x 6"		Y		Y	Y	Y	Y	Y	Y	Y			
Picket Spacing: 2 inches.				Y	Y	Y	2.5-3.0	2.5-3.0	Y	Y			
Rails/Runners: (3) rows; 2"x4"				Y	Y	Y	Y	Y	Y	Y			
Top Cap: 2x4 mitered. Option: 2x6 mitered				2x8	2x8	2x8	2x6 harder to get; 2x6 will cover post and picket	2x6 harder to get; 2x6 will cover post and picket	2x6-covers post,2x4 and picket	2x6-covers post,2x4 and picket			
Top Cap: Fastener Hot Dip Galvanized Screw				Ring Shank	Ring Shank	Ring Shank	Y	Y	Using Ring Shank	Using Ring Shank			
Fence: Fasteners: Hot Dip Galvanized Ring Shank				Y	Y	Y	Y	Y	Y	Y			
Gates: (4) Post-Master Metal Posts (Receiving and hinge)	Y	Y		2-only hinge posts	2-only hinge posts	2-only hinge posts	2-only hinge posts	2-only hinge posts	2-only hinge posts	2-only hinge posts			
Gates: Two (1) 3Ft. (1) 42 inch			N	Y	Y	Y	Y	Y	Y	Y			
Gates - Cedar Framework/Stop				All Pine	All Cedar	All Cedar	Cedar with aluminum powered coated black	All Cedar	Cedar Rails w/ Pine Pickets Stop Not Required with recommended hardware	Cedar Rails w/ Cedar Pickets Stop Not Required with recommended hardware			
Gate Hardware: See attached specifications.				See latch spec	See latch spec	See latch spec	See latch spec	See latch spec	See latch spec	See latch spec			
Gate-Specify Dead Bolt Hardware				N/A	N/A	N/A	N/A	N/A	N/A	N/A			
Contractor Remove Fence/ Dispose of Debris	Y		Y	Y	Y	Y	Y	Y	Y	Y			
Permit Included			N	N	N	N	Incl.	Incl.	N	N			
N.O.C. Included			N	Y	Y	Y	N	N	N	N			
Warranty - Manufacturer Material				20 YR Rot/Termite/Decay	20 YR Rot/Termite/Decay	20 YR Rot/Termite/Decay	15 YR Rot/Termite/Decay	15 YR Rot/Termite/Decay	Limited Lifetime	Limited Lifetime			
Warranty Workmanship With Conditions			Y	5 YR	5 YR	5 YR	Lifetime	5 YR	5 YR	5 YR			
COST ANALYSIS WITHOUT WATERPROOFING													
Cost Per Unit	\$3,450.00	\$4,200.00	\$3,032.00	\$3,400.69	\$3,650.69	\$4,522.79	\$3,857.00	\$3,494.00	\$2,427.87	\$2,736.17			\$4,300.00
Cost of Project	\$1,176,450.00	\$1,432,200.00	\$1,033,912.00	\$1,169,837.36	\$1,255,837.36	\$1,555,839.76	\$1,319,094.00	\$1,194,948.00	\$827,903.67	\$933,033.97			\$1,466,300.00

Reason if Concrete Not Used on Posts				Concrete collar traps and rots wood	Same	Same	Does not believe that concrete causes the fence post to rot; because of sand base the post will move and the concrete locks it in place. (80Lb bag concrete per post)	Does not believe that concrete causes the fence post to rot; because of sand base the post will move and the concrete locks it in place. (80Lb bag concrete per post)	Does not believe that concrete causes the fence post to rot; because of sand base the post will move and the concrete locks it in place. (80Lb bag concrete per post)	Does not believe that concrete causes the fence post to rot; because of sand base the post will move and the concrete locks it in place. (80Lb bag concrete per post)			
Top Cap: 2x4 mitered. Option: 2x6 mitered				2x 8 cap quoted because structural and covers posts and pickets	Same	Same	N/A	N/A	N/A	N/A			
Gate-Specify Dead Bolt Hardware				See cut sheet	Same	Same	See cut sheet	See cut sheet	See cut sheet	See cut sheet			
Crew Size				2 crews - subcontracted	Same	Same	2 crews - 3 men team not subcontracted; employees of the firm	2 crews - 3 men team not subcontracted; employees of the firm	2 crews - 3 men team not subcontracted; employees of the firm	2 crews - 3 men team not subcontracted; employees of the firm			
Time Frame				2-3 buildings can be built per week. This schedule will complete the project in 29 to 43 weeks.	Same	Same	2 units can be done per day, which completes the project in 34+ weeks.	2 units can be done per day, which completes the project in 34+ weeks.	2 crews - 3 men team not subcontracted; employees of the firm	2 crews - 3 men team not subcontracted; employees of the firm			
Staging				Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence	Same	Same	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence	Gates, posts , pickets, caps, all cut in house and shipped to site. This insures consistency in fence			
Power				Generators	Generators	Generators	Generators	Generators	Generators	Generators			