



PO Box 360426
Strongsville, Ohio 44136
Phone (440) 572-7649
Fax (866) 743-3451
<https://sptrail.condohome.net>

r120240419

MEMORANDUM

FROM: Dennis Lewis, Association Administrator

RE: Request for Proposal - Concrete Repairs

DATE: April 2024

We are requesting a proposal for the repair of concrete pavement at South Point *Trail* Condominium, located on South Point Trail in Berea, Ohio. The Association is located off Dorland Avenue, just east of Prospect Road, north of the Ohio Turnpike bridge and south of Sprague Road.

Certain areas are being considered for either full replacement of the concrete or leveling of the existing pavement. Please provide a proposal for those areas that fit your areas of expertise.

Due to a change in our insurance carrier, **Area 1** has been identified as a priority and must be the item first addressed in the course of the work to meet underwriting requirements, which also requires that all Contractors be licensed by the City of Brea and insured.

The Bid Sheet provides for individual quotes for each area. Please indicate any upcharge for a Contract that includes only **Area 1**. We have added additional areas for consideration as we understand it may be practical to do more than a small area at one time. Although we provide a Bid Sheet, you may use any substitute any estimating software reports that you use.

It is possible that multiple areas may be included the Contract with **Area 1** being serviced immediately upon approval and other areas completed at later time. In summary, we will definitely complete **Area 1**, with other areas considered for repair based on the budgetary impact of the total cost and we ask that each Area be quoted individually rather than a single price for all items in the RFP. The possibility exists that every area in the Request for Proposal will not be competed at this time and that some areas may be delayed to another year to accommodate scheduling and the Association's budget. It is understood that pricing applies to work completed in 2024.

Our request for proposal for Concrete Replacement is at our Administrative website:

<https://www.condohome.net/html/contractors.html>

This Document, updated as necessary, is available directly at:

<https://www.condohome.net/contr/spconcrete2024w.pdf>

We have placed additional full resolution photographs of the Areas to be considered for service in the folder:

<https://app.box.com/s/q0h8jayzoxjcb1f8a6s71yut6u96oq5>

The specimen Agreement will be used as an overlay to any Contractor provided Agreement and the Board will consider Contractor alternate specifications and payment terms.

The Association reserves the right to reject any proposal for any reason.

Should you have any questions about the project or the Association, please contact me at (440) 572-7649. My normal hours of operation, when calls or other communications such as e-mails will be returned are Monday - Thursday 12 Noon - 6 PM and Noon - 4 PM on Friday. Thank you

South Point *Trail* Condominium

CONCRETE REPAIR - AGREEMENT 2024

This CONCRETE REPAIR (“Agreement”) is made and entered into on the date indicated below at Berea, Ohio, by and between South Point *Trail* Condominium (“Association”), and Greene Concrete Leveling (“Contractor”).

1. OFFER AND ACCEPTANCE. Contractor offers to furnish all the materials, equipment and personnel necessary to complete the Concrete Repair Services (Project) pursuant to the terms and conditions as hereinafter stated. Association accepts Contractor’s offer pursuant to the terms and conditions as hereinafter stated.

2. PARTY REPRESENTATIVES.

(A) All decisions or approvals required of Association shall be made by its Board of Directors. Association designates Dennis Lewis of **condohome limited**, as Association’s “Administrator” for the Project who is hereby authorized to convey and submit all decisions, approvals and other communications of Association, required or needed under the terms of this Agreement, to Contractor. The Administrator is also authorized to receive any and all correspondences, notices and other communications required under the terms of this Agreement from Contractor on behalf of Association. The Administrator shall have the right at all times to examine or have examined the materials, equipment and supplies used by the Contractor and to observe the operations of the Contractor, its agents and employees. In no event shall this Agreement or any of the attached documents be construed to create a contractual relationship of any kind between the Administrator and Contractor.

(B) Contractor designates _____, as its “Representative” and supervisor having authority and responsibility over all work performed by Contractor, its subcontractors, agents and employees. Contractor’s Representative is hereby authorized to convey and submit all decisions, approvals and other communications of Contractor, required or needed under the terms of this Agreement to Association. Contractor’s Representative is authorized to receive any and all correspondence, notices and other communications required of this Agreement from Association on behalf of Contractor. Contractor shall maintain the same Representative for the duration of this Agreement unless Contractor notifies Association in writing of any changes in Contractor’s Representative.

3. CONTRACT DOCUMENTS. The Contract Documents consist of the following:

(A) This Agreement; (B) The Specifications for Concrete Repair, alternates of which may be supplied through the Contractor's Proposal, which are attached to and incorporated into this Agreement and (C) The Acceptance which contains the signatures of the parties and party contact information .

4. INDEPENDENT CONTRACTOR. Contractor is properly equipped, organized and financed to complete the Project. Contractor shall operate as an independent contractor and not as the agent or employee of Association or Administrator.

5. GOVERNMENTAL COMPLIANCE; PERMITS AND LICENSES. Contractor shall complete the Project in accordance with the requirements of the City of Berea, the State of Ohio, The Ohio Utilities Protection Service and any other governmental entity or agency having jurisdiction over the Project. Contractor shall further apply for and obtain all necessary governmental permits, licenses and inspections that may be required in connection with the Project. If Contractor performs any work contrary to any laws, ordinances, rules and regulations, Contractor shall bear all costs arising therefrom, including, but not limited to, costs of reparations, correction and defense of prosecution. Contractor is required to provide Association with copies of all such required permits and licenses. Association shall reasonably assist Contractor, when necessary, in obtaining such permits and licenses.

6. INSURANCE.

(A) Contractor shall provide and maintain, at its own expense, through the completion of the Project, and for a period of two weeks thereafter, the following forms of insurance, issued by companies authorized to do business in the State of Ohio and list the Association as an Additional Named Insured.

(i) **Workers' Compensation Insurance**, including Employer's Liability Insurance, covering all personnel engaged in the performance of this Agreement and in accordance with the laws of the State of Ohio.

(ii) **General & Public Liability Insurance; Property Damage Insurance; and, Automobile Liability Insurance**, covering bodily injuries, and coverage for property damage, for any accident arising out of or resulting from the operation, maintenance or use by Contractor, its subcontractors, agents or employees, of any owned, non-owned, or hired automotive equipment.

7. GENERAL SCOPE OF WORK AND RESPONSIBILITIES.

(A) This Project concerns the repair of certain uneven or deteriorated exterior concrete surfaces at Association ("Condominium Property") as listed and described in the Specifications.

(B) It is the intent of the Specifications to describe a complete job to be accomplished in accordance with industry standards for multi-family properties. Any work that may reasonably be inferred from the Specifications as being required to produce the intended result shall be supplied whether or not it is specifically called for.

(C) Contractor shall supervise and direct the Project competently and efficiently, and shall be solely responsible for the means, methods, techniques, sequences and procedures of the work to be performed.

(D) Contractor shall provide competent, suitably qualified personnel who shall prepare and perform the duties of the work as required in this Agreement, observing the rules or regulations of the Association and the Specifications. The Contractor shall immediately notify the Association of any labor disputes and of their impact upon the completion of the work outlined.

(E) Any and all subcontractors shall be listed in the Contractor's proposal and on a Supplemental Statement of Subcontractors when changes occur. These subcontractors are bound by all of the Contract Documents, including the Insurance requirements stated in Paragraph 6.

(F) Contractor shall be fully responsible for all acts and omissions of its subcontractor(s) and of persons and organizations directly or indirectly employed by them and of persons and organizations for whose acts any of them may be liable to the same extent that the Contractor is responsible for the acts and omission of persons directly employed by Contractor. Nothing in the Agreement shall create any contractual relationship between Association and any subcontractor, nor shall it create any obligation on the part of Association to pay or to see to payment of any moneys due to any subcontractor or any person or organization, except as may be otherwise required by law. Association may furnish to any subcontractor or other person or organization, to the extent practicable, evidence of amount paid to Contractor on account of specific work done.

(G) The Contractor agrees that it will take steps necessary to insure that each person or company furnishing materials, supplies, or services in connection with the work to be performed under this agreement are promptly paid, and Contractor agrees to indemnify and hold harmless the Association from any and all claims and demands arising therefrom. Proof and release of all payments and liens will be provided upon request.

8. SITE ACCESS, PREPARATION AND STORAGE.

Storage of any materials and equipment on the site, upon written permission of the Association, shall be at Contractor's sole risk. Contractor shall confine equipment, materials and the operation of workers to areas permitted by the requirements of the Agreement, and shall not unreasonably encumber the Condominium Property with equipment or material.

9. SAFETY AND PROTECTION.

(A) Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Project, including, without limitation, ensuring compliance with all applicable governmental safety rules, regulations, laws and requirements.

(B) All equipment shall be properly maintained and shall be of the type that will not present a safety hazard to the Association residents under reasonably foreseeable circumstances.

(C) Contractor shall make good any injury that may have occurred to any adjoining buildings, structures, utilities or personal property in consequence of the work.

10. HOURS AND TIME FOR COMPLETION.

(A) Services shall be performed between 7:00 am and 7:00 PM, Monday through Saturday. Work shall not take place at other times or on Sundays or legal Holidays except with Association's prior consent and without an increase in the Contract Price.

(B) This Agreement shall cover services rendered from _____, 2024 through December 31, 2024.

11. CHANGE ORDERS. Any work not required or specifically authorized by this Agreement shall be done only upon Association's prior written order provided by the Administrator. Association, without invalidating this Agreement, may order changes consisting of additions, deletions or other revisions. Association shall not be responsible, liable or obligated to pay for any work performed or materials supplied without its prior written approval. No waiver, alterations or modifications of this Agreement or any other agreements in connection therewith shall be valid unless in writing and duly executed by all parties hereto.

12. METHOD OF PAYMENT. Association shall pay Contractor for work performed and materials provided pursuant to the following terms and conditions which may be modified by mutual Agreement:

(A) Association shall pay Contractor Forty Percent (40%) of the CONTRACT PRICE on the date that work starts with demolition and conclusion of the removal of old concrete to be replaced.

(B) Association shall pay Contractor an installment payment in the sum of Fifty Percent (50%) of the CONTRACT PRICE upon conclusion of concrete poured into forms have been placed with wire mesh laid in areas that are to be replaced by CONTRACTOR.

(C) Association shall pay Contractor a final installment payment in the sum of Ten Percent (10%) of the CONTRACT PRICE after removal of concrete forms and where no objections have been noted by the ASSOCIATION or where objections have been acknowledged by the CONTRACTOR, within ten (10) days following Association's receipt of Contractor's final invoice for and Association's inspection and approval of the work and for other amounts authorized by CHANGE ORDERS or for items subject to a MODIFICATION OF AGREEMENT and ASSOCIATION'S acceptance of completion of items noted in the objections.

(D) In the event that Association fails to make any payment of the Contract Price within thirty (30) days of the date due, Association shall pay Contractor interest on such payment from the date originally due at a rate equal to ten percent (10%) per annum.

(E) Association's approval of any work or materials and/or any progress or final payment to Contractor shall not constitute a waiver of any claim of defect or damage against Contractor.

(F) All agreements of payment and performance on the part of the signatory(ies) for Association shall be agreements to pay and perform out of funds of Association. No signatory for Association assumes, nor shall he or she be under, any personal liability or obligation by reason of this Agreement.

13. WARRANTIES AND GUARANTEES.

(A) All workmanship and materials shall meet the highest industry standards so as to pass without objection in the concrete leveling and/or masonry related trades.

(B) In addition to all other requirements of this Agreement and/or Ohio law, Contractor shall replace, at its own expense, or pay for the cost of, without any additional expense to the Association, any and all

equipment or property of Association or its unit owners that is damaged due to Contractor's negligence or the negligence of Contractor's subcontractors, agents or employees.

(C) Contractor's Limited Warranty Terms, if any, are detailed in Contractor's Estimate.

14. INDEMNIFICATION.

(A) To the fullest extent provided for by law, Contractor shall indemnify, hold harmless and defend Association, its Board Members, Administrator and owners, and all of their heirs and assigns, against all liabilities, claims, damages, losses and expenses, including, but not limited to, reasonable attorneys' fees, for property and/or bodily damage that may arise out of, relate to, or be caused by any act or omission of Contractor, its subcontractors, agents or employees, in the performance of any part of this Agreement.

(B) In any and all claims against Association, its Board Members, Administrator or its owners, by any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable for, the indemnification obligations under this Paragraph shall not be limited in any way by any limitation on the amount or the type of damages, compensation or benefits payable by or for Contractor or subcontractor under any workers compensation or disability benefit act or coverage or other employee benefit acts.

15. DEFAULT BY CONTRACTOR. If Contractor fails to perform any obligation under this Agreement in any material respect, or fails in any way to perform the conditions hereof, or disregards the authority of Administrator, or fails to pay laborers, mechanics, materialmen and suppliers when due (and if such failure to pay is not caused by Association's failure to make payments to Contractor in accordance with this Agreement), or repeatedly fails to supply sufficient, skilled work personnel or suitable materials or equipment, or disregards any laws, ordinances, rules, regulations, or orders of any public body having jurisdiction, Association shall have the right, if it so elects and without prejudice to any rights it may have, by giving seven (7) days written notice of its election to Contractor, to terminate this Agreement and take over all work, or part thereof, and finish the work by whatever method Association deems expedient.

16. FAILURE TO PERFORM AND AGREEMENT CANCELLATION. Contractor's failure to comply in any material respect with any of the terms of this Agreement shall constitute a breach of this Agreement. In the event of such breach, Association, in addition to all other remedies available under the laws of the State of Ohio, including the right of termination as provided for in Paragraph 15, shall have the right to withhold part or all of any payment otherwise due pursuant to the terms of this Agreement. Contractor shall be liable for any and all costs including, but not limited to, Association's reasonable attorneys' fees, in enforcing the terms of this Agreement or curing any breach of same. Any retention of payment of moneys due to the Contractor by the Association will not release Contractor from liability.

18. WAIVER OF BREACH. The failure of any party hereto to insist upon strict performance of any of the covenants and agreements herein contained, or to exercise any option or right herein conferred, on any one or more instances, shall not be construed to be a waiver or relinquishment of any such option or right, or of any other covenants or agreements, but the same shall be and remain in full force in effect.

19. MEDIATION. If a dispute arises out of or relates to this Agreement, and if said dispute cannot be settled through direct discussions, the parties shall first endeavor to settle the dispute in an amicable manner by mediation under the rules of the American Arbitration Association then in effect for Ohio, before resorting to further legal proceedings.

20. CONTRACT PRICE. The total Contract Price for services provided as described in this Agreement, shall be set forth in the ACCEPTANCE.

SPECIFICATIONS for CONCRETE REPAIRS - 2024

Work Detail

1. Saw cut and remove existing concrete and necessary sub grade. Removed material shall become the property of the CONTRACTOR and shall be disposed of in compliance of with all local, state and federal ordinances. Existing concrete that is not removed shall not be damaged or disturbed. Sod areas shall be removed and placed aside in such a manner as to enable its replacement with the existing sod after removal of forms after concrete installation. CONTRACTOR is not required to restore landscaped areas, replace existing sod with new sod, grade areas with topsoil or seed lawn areas adjacent to work areas after construction.
2. Sub grade in driveway areas shall be replaced with minimum 6 inches of compacted stone or gravel.
3. Installation of Forms in areas to be renovated. All concrete shall be sloped in a manner to cause drainage away from buildings towards the street. Existing drains shall be used where possible.
4. Concrete installed shall meet State of Ohio DOT # 450 Class C (6 1/2 Sacks of cement per cubic yard of concrete - Air entrained)
5. Driveway, Parking and Apron Areas shall consist of 6 inches (6") of concrete with reinforced steel wire mesh.
6. Sidewalk Areas shall consist of 4 inches (4") of concrete except in Apron areas that receive automobile traffic which shall consist of 6 inches of concrete with reinforced steel wire mesh.
7. Fiber expansion joints shall be placed where concrete will abut any building boundary such as at front stoops, doorways, garage floors and walls, where sidewalks abut driveway areas, and where the new concrete abuts old concrete and width of the joint is 15 feet or more.
8. Additional joints shall be saw cut and caulked with joint sealer.
9. A broom or canvas belt shall be used for final surface finish.
10. Forms shall be removed and existing sod and soil shall be placed adjacent to forms by after installation of concrete.
11. Concrete shall be spray cured and sealed with two (2) coats of concrete sealer, with brand and grade specified by the contractor. Contractor shall specify the availability of an anti-spalling compound available at additional cost at the time of bid submission.
12. Caulking - Cracked expansion joint areas indicated shall be cleared of debris with compressed air, filled with poly backing rod material and filled with resilient concrete joint compound.
13. Grinding - Edges of concrete pads indicated shall be ground to provide a level walking surface between adjacent concrete sidewalk or driveway pads.

Definitions:

City Sidewalk -	Sidewalk adjacent to tree lawn at street 4" thickness except in Driveway Apron Areas where a 6" thickness is required	
Apron -	Section of concrete immediately adjacent to the street	6 " thickness
Driveway -	Section of concrete supporting vehicle traffic from street to garages	6 " thickness

Work areas are indicated on the maps and are referenced by the nearest addresses and are marked with white paint lines in the Request for Proposal. The areas of concrete may be expanded in Contractor's Proposal to accommodate proper drainage of new concrete.



CONCRETE REPAIR BID SHEET

r240419

COMPANY _____ PHONE _____

ADDRESS _____ FAX _____

_____ E-MAIL _____

CONTACT PERSON _____

Please submit quotations for the following work as described in the Specifications. Driveways, Aprons & Sidewalks in Apron Areas and Parking Areas are 6" Steel Wire Reinforced. All other sidewalks are 4". Contractor may substitute Estimating Software reports in place of this sheet if desires.

Area	Address/Bldg	Detail/Comments	Price
1	696 Bldg I	Driveway Section adjacent to Service Drive 6"	\$ _____
2	692 Bldg H	Driveway Section adjacent to Service Drive 6"	\$ _____
3	682 Bldg F	Driveway Section adjacent to Service Drive 6" Saw Cut in middle (approximating dashed line) of existing concrete to save undamaged concrete	\$ _____
3A	682 Bldg F	Driveway Section 6" Full removal of all concrete in Area marked from construction joint to lawn area - 3 full slabs	\$ _____
4	683 Bldg F	Driveway Section 6" Saw Cut in middle (approximating dashed line) of existing concrete to save undamaged concrete	\$ _____
5	720 Bldg C	Remove & Replace Driveway Section to resolve uneven pavement level 6" Saw Cut in middle (approximating dashed line) of existing concrete to save undamaged concrete	\$ _____
Level B 720	Bldg C	Level existing concrete to resolve uneven pavement Alternate method	\$ _____
Level B 720	Bldg C	Grind edge of existing drive to resolve uneven pavement Alternate method	\$ _____



CONCRETE REPAIR BID SHEET

Area	Address/Bldg	Detail/Comments	Price
6	720 Bldg C	Remove & Replace Driveway Section to resolve uneven pavement level 6" Saw Cut in middle (approximating dashed line) of existing concrete to save undamaged concrete	\$_____
Level C 720	Bldg C	Level existing concrete to resolve uneven pavement Alternate Method	\$_____
Level C 720	Bldg C	Grind edge of existing drive to resolve uneven pavement Alternate Method	\$_____
7	696 Bldg I	Driveway Section 6"	\$_____
Level A 702	Bldg E	Remove & Replace City Sidewalk Section(s) to resolve uneven pavement level 4"	\$_____
Level A 702	Bldg E	Level existing concrete to esolve uneven pavement Alternate Method	\$_____
Level A 702	Bldg E	Grind edge of existing walk to resolve uneven pavement	\$_____

Association requests individual pricing on each Area. Please indicate any upcharge for a Contract with Area 1 only or discount/ or upcharges for Contracts where all areas are not included in a single Agreement.

Quoted rates include all taxes and permits.

SUBMITTED BY: _____ DATE: _____

Return to: South Point *Trail* Condominium
PO Box 360426
Strongsville OH 44136

Fax (866) 743-3451

service@condohome.net

South
Point
Trail

CONCRETE REPAIRS 680-720 South Point Trail Berea OH 44017
<https://sptrail.condohome.net>

Area 1 Priority Service Needed 696 Bldg I



+



Area 3/3A
682
Bldg F

Area 2

692 Bldg H

South
Point
Trail



Area 4

683 Bldg F



South
Point
Trail

Area 5/Level B 720 Bldg C



Area 6/Level C 720 Bldg C



South
Point
Trail

Level A

702 Bldg E





680 - 720 South Point Trail

Berea OH 44107

<https://sptrail.condohome.net>

