Evergreen Lifestyles Management
395 Village Dr, Suite C
Kissimmee, FL 34759

REQUEST FOR PROPOSAL (RFP)
PRESSURE WASHING SERVICES

Congratulations

Based on a preliminary assessment by members of our Board, your company has been selected for the opportunity to bid competitively for the Pressure Washing Services contract for "Solivita Community Association Inc.".

395 Village Dr, Suite C
Poinciana, FL 34759

General Community Information and a Scope of Work are included for your review. Please state your pertinent exceptions or enhancements to any provision, term, or condition.

Bids are due no later than Friday January, 10th 2020. Please provide all requested information in detail.

Final selection will be made by the Clients and the anticipated date of notification of awarding the contract should be by January 11th, 2020 with effective contract date to be January 21st, 2020 through December 31st 2020.

Your contact for any questions or additional information is:

Rudy Bautista
General Manager
Solivita Association
(863) 701-2969 (direct line)
rbautista@evergreen-LM.com

Please email an electronic submittal of your quote to Rudy Bautista:
rbautista@evergreen-lm.com

-----AND----

Please send 1 copy of your quote to:
Evergreen Lifestyles Management
395 Village Drive Poinciana, Suite C,
Poinciana, FL 34759
Attention: Tyler Heel

RB 1/22/2020
DR 1/22/2020

EVERGREEN
LIFESTYLES MANAGEMENT
Evergreen Lifestyles Management
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Kissimmee, FL 34759

DESCRIPTION OF PROPERTY

Location

Just 20 miles south of the Walt Disney World Resort®, Solivita's 4,300 acres are graced with two 18-hole championship golf courses, sparkling lakes and green wooded preserves, a distinctive Mediterranean village center, fully appointed clubhouses and other gathering spots, quaint streets—and lots of very happy people who call the community "home." Solivita is located in Polk County and in Poinciana.

Accolades

As early as 2002, *Builder Magazine* cited Solivita as **America's Best Active Adult Community**, and the community has continued to receive awards. It's been named one of **America's Best Master-Planned Communities** for active adults by *Where to Retire Magazine*-three consecutive times. In total, Solivita retirement community in Orlando, FL has earned well over 70 awards for design and community planning, environmental sustainability and other distinctions. Overall, the praise of our residents is our greatest honor.

- 4338 Gross Acres make up the Solivita development
- 2037 Net Acres are developable, Excluding storm water ponds
- 1785 Acres have been developed
- 252 Acres are open for more development

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DESCRIPTION OF WORK

Contractor will provide all labor, supervision, and equipment necessary to carry out all work agreed upon by the parties. Clients expect proposal to be detailed, itemized and priced for the following services:

Pressure Washing Services for All "Association" Common Areas Which Include the Following:

1. All sidewalks.
2. All street curbs.
3. All concrete storm drains.
4. All association golf cart paths.
5. All gate houses.

PROPOSALS

Take into consideration a portion of the property at 4755 Laurel Avenue may be available to contractor. All physical cost, "trailers, utilities, security etc.", will be at the contractor's expense.

Scope for Association Common Areas: All sidewalks, golf cart paths, mailbox kiosk floors, street gutters, curbs and concrete storm drains throughout community on the attached map. Areas are marked in orange; yellow or green highlighted areas are not part of this RFP. Be advised that cart paths that are deemed to be "Golf Cart Access Paths" only **are not** part of this RFP. Contractor will provide schedules to go on the associations website for residents to view and provide updates of schedules changes in needed. The contractor will attend weekly staff meetings to give update on where the crews are and answer any related questions.

LOCATION OF SERVICE

(See attached highlighted map of Solivita) Exhibit A

INSURANCE, - LICENCES/CERTIFICATIONS, EMPLOYEES & COMPLIANCE

Contractor must maintain general liability, property damage, and worker's compensation insurance coverage with the minimum limit amounts as listed. Contractor will furnish certificates of insurance detailing the coverage.

INSURANCE COVERAGE	LIMITS
COMMERICAL GENERAL LIABILITY – AGGREGATE	$ 1,000,000

BP 1/22/2020
OR 1/22/2020

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PRODUCTS- COMP/OP AGG	1,000,000
PERSONAL & ADV. INJURY	500,000
EACH OCCURRENCE	500,000
FIRE DAMAGE	50,000
MEDICAL EXPENSES	5,000

AUTOMOBILE LIABILITY

$ 500,000 combined single limit or
$ 100,000 per person/ $300,000 per accident/ $100,000 Property Damage

WORKERS COMPENSATION AND EMPLOYERS LIABILITY- STATUTORY LIMITS

LICENSES/CERTIFICATIONS

Contractor must maintain, at all times, all necessary licenses and/ or permits required to perform indicated tasks in the State of Florida, Polk and Osceola County.

EMPLOYEES

Contractor's employees must provide:

- Clean Background Screen
- Clean Drug Screen
- Clean E-Verification

1. COMPLIANCE

Contractor shall comply with all applicable provisions of the Equal Employment Opportunity Act, Executive Order 11246 of September 24, 1965, the Americans with Disabilities Act and other applicable laws and orders.

2. LENGTH OF CONTRACT

Proposals shall be for contract period commencing January 21st, 2020 and extending through December 31st, 2020 with provision for a mutually agreed optional annual renewal. Clients shall have the right to provide Contractor thirty (30) days written notice of cancellation either with or without cause.

1/22/2020
OR 1/22/2020

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3. COMPENSATION

Clients shall pay monthly for services performed during the previous month.

4. INDEMNIFICATION

Contractor will reimburse Clients for damages to personal and/or real property that Contractor damages due to negligence and will hold the Association harmless for any such negligence.

5. PRE-EXISTING CONDITIONS

Contractor is hereby notified that certain preexisting deficiencies may exist upon the property and while Client understands and agrees that Contractor was not originally responsible for said deficiencies, the rectification of these deficiencies will become the Contractor's responsibility.

7. STANDARDS

All work shall be performed in accordance with generally accepted pressure washing practices.

Contractor is advised that monthly (minimum) inspections will occur to verify compliance with the Specifications. A representative for the contractor shall be present at the monthly community inspections or Contractor forfeits his ability to dispute any finding from that inspection.

8. TRASH REMOVAL

Contractor will remove any trash debris that is within the area contractor's employees are working.

9. CONTRACTOR'S PERFORMANCE AND APPEARANCE

PB 1/22/2020
DR 1/22/2020

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Contractor shall perform all work required to fulfill the spirit and intent of the Contract. The workers shall be neat in appearance, perform their work in a professional manner, keep noise to a minimum and stage their work from a location on the site out of the main stream of the users. Contractor's employees will take their lunch break only in the areas specified by Clients and they will dispose of any refuse properly and immediately. In general, Contractor's presence on the site shall be as inconspicuous as possible.

10. NEGLECT AND VANDALISM

All and any damage to homeowner's property is to be reported to the homeowners and Clients prior to the end of business on the day the damage took place.

Turf, shrubs, trees or plants damaged or killed due to Contractor's operations, negligence or chemicals shall be replaced immediately at no cost to Clients. If plant damage or death is caused by conditions beyond the Contractor's control, replacement shall be at Clients expense.

Sprinklers or structures damaged due to the Contractor's operations must be replaced by the Contractor immediately at his expense. Damage caused by others shall be promptly reported to clients.

All water damage resulting from Contractor's negligence shall be corrected at Contractor's expense.

11. FREQUENCY

Contractor shall pressure wash all stated association common areas completely one (1) time during the duration of this contract.

BB 1/22/2020
DR 1/22/2020

BID SHEET

Evergreen Lifestyles Management
395 Village Dr, Suite C
Kissimmee, FL 34759

ASSOCIATION COMMON AREAS: EXIBIT A (SEE MAP)

See Scope for Association Common Areas: As per map attached!

TOTAL ASSOCIATION COMMON AREAS: $108,000.00

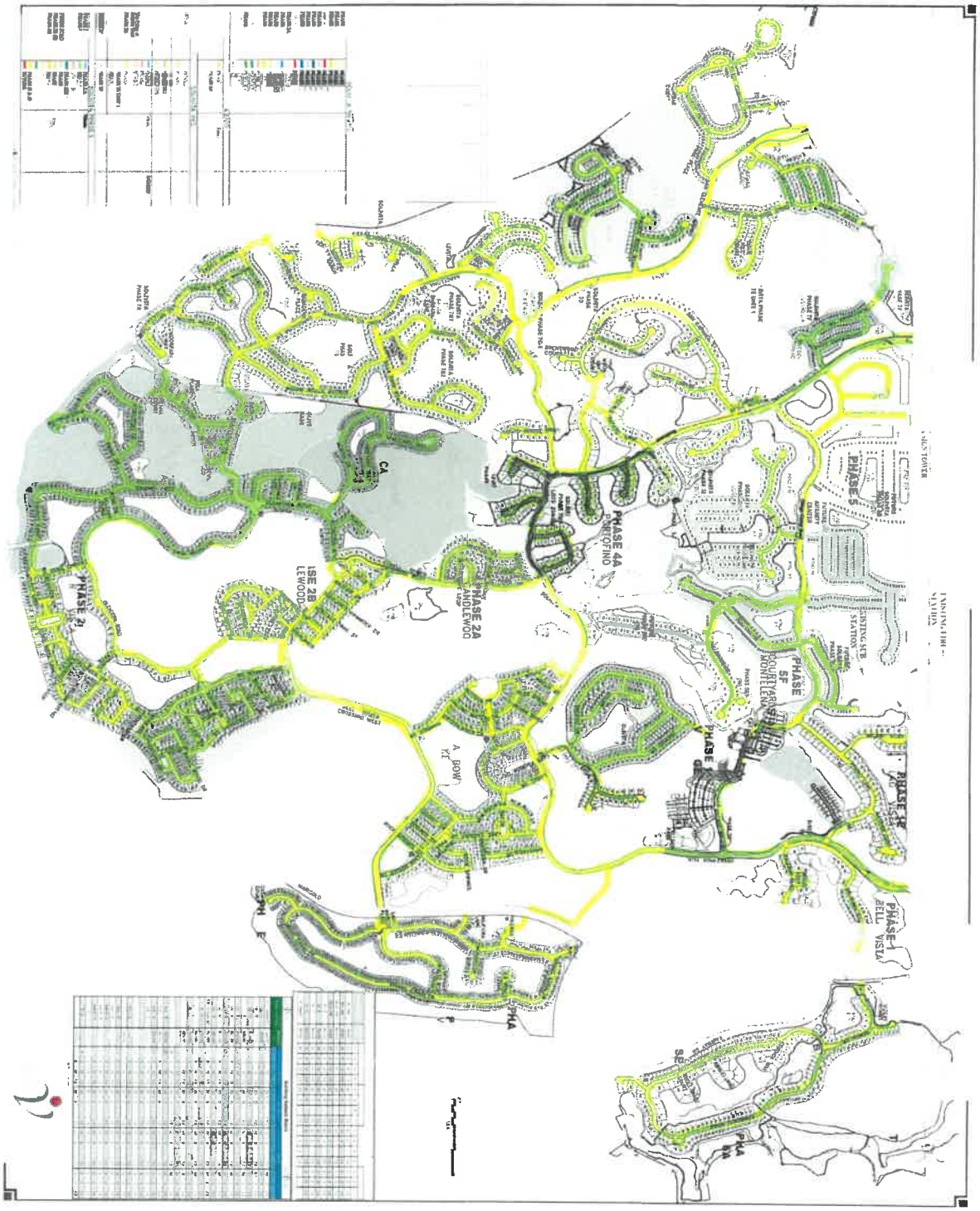
TOTAL GRAND COST $108,000.00

RB 1/22/2020
Rudy Bautista, LCAM
On behalf of the Board of Director's
per email dated 1/21/2020.
Email attached!

DR 1/22/2020

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Kissimmee, FL 34759

RD 1/22/2020
DR 1/22/2020



Rudy Bautista

From: Nora Schuster <nschuster@taylormorrison.com>
Sent: Tuesday, January 21, 2020 12:50 PM
To: Rudy Bautista; Matt Cuarta
Subject: RE: Solivita Pressure Washing 2020

Sounds good to me, please move forward

TaylorMorrison.
taylor morrison
Darling HOMES

Nora Schuster, LCAM
Senior Community
Management Manager
2600 Lake Lucien Dr. Suite 350
Maitland FL 32751
Phone: 321-397-7254
Mobile: 407-725-3146
Email:Nschuster@taylormorrison.com
www.taylormorrison.com

From: Rudy Bautista <RBautista@evergreen-lm.com>
Sent: Tuesday, January 21, 2020 12:49 PM
To: Nora Schuster <nschuster@taylormorrison.com>; Matt Cuarta <MCuarta@taylormorrison.com>
Subject: Solivita Pressure Washing 2020

This message originated from outside of our organization

Good afternoon,

I wanted to inform you that I requested bids from 5 different pressure washing companies for Solivita.

We narrowed it down to 3 and with help from the Solivita Advisory Committee it was recommend that we go with Buddy's.

Buddy's is well under budget, which is great news and the committee feels they will do the best job.

They will start next month and will be on site.

Please let me know if you have any questions

RB 1/22/2020

Thank you,
Rudy Bautista, LCAM
Solivita Community Association Manager

Buddys Pressure Washing and Roof Cleaning
3708 COUNTY ROAD 547 N HOUSE 1
DAVENPORT, FL 33837 US
(813)441-4690
buddyroup1@yahoo.com
www.buddyspressurewashing.com

Estimate 1485

ADDRESS
RUDY BAUTISTA
EVERGREEN LIFESTYLE
MANAGEMENT
395 VILLAGE DRIVE
SUITE,C
POINCIANA, Florida 34759

DATE	TOTAL	EXPIRATION DATE
12/23/2019	$108,000.00	03/02/2020

ACTIVITY	QTY	RATE	AMOUNT
Concrete surfaces shall be pretreated with an algaecide and pressure washed with an orbital surface cleaner and post treated with a mildew inhibitor proprietary blend of environmentally friendly solutions. All sidewalks. All street curbs. All concrete storm drains. All association golf cart paths. All gate houses. Buddys Pressure Washing will pressure wash and treat all Solivita sidewalks,curbs,and gutters . There is approximately 2 million (2,000,000) square feet of concrete cleaning in this proposal. Our Process includes 1. Pressure wash and rinse with orbital surface cleaners and rotator tips. 2 Post treat with a sodium hypochlorite solution to brighten, remove and residual mildew, and inhibit re-growth of mold,mildew and algae. Sidewalks : sidewalks along all roads,including the cement sidewalk portion of brick paver driveway. All sidewalks that are not touching the golf course -including sidewalks from road to where golf course begins. Sidewalks in recreation area, up to -but not including- the field/court/gaming areas. Also sidewalks in and around all parking areas and parks. Curbs and Gutters : All curbs and rain gutters along all roads,medians,center islands,and parking lots. When cleaning curbs we include the top portion, front and a reasonable distance inside the drains.			

RB 1/22/2020
DR 1/22/2020

Thank You For Choosing Buddys Pressure Washing

ACTIVITY	QTY	RATE	AMOUNT
Driveway wash, and treat to include sidewalk and entryway if available General: Buddys will submit a weekly / monthly report of progress to Evergreen Management and will attend a staff meeting monthly if needed. All Buddys Pressure Washing staff will wear easily identifiable uniforms while on property. We will also submit vehicle and driver information for access to property, we also specialize in safety and have weekly safety meetings and will use all safety measures. All work will be conducted between the hours of 8am and 5pm Monday thru Friday.	1	108,000.00	108,000.00

Thank You For Choosing Buddys Pressure Washing

TOTAL $108,000.00

THANK YOU.

Accepted By Rudy Batista, LCAM
On behalf of the Board of Director's per email dated 1/21/2020.
1/22/2020
DR

Accepted Date