



May 5, 2025

Dear Mr. Rainville –

The RCA Board has approved bids for the replacement of the pavers project as well as for the Gatehouse roof project. Each project was discussed at the RCA Board Meeting held on May 1, 2025. We are sure that you will be pleased to find that the approved bids are less than was anticipated.

Paver Replacement Project

The RCA Board solicited and received approximately 10 bids for the Paver Replacement Project. Several of these bids contained prices so high that we did not pursue them nor are they included in the attachment.

Bids from the seven finalists ranged from \$619,180.00 to \$949,225.00, as you can see from breakdown. Obviously, payment terms varied between the finalists.

The RCA has selected the least expensive alternative, which is Paradise Pavers for \$619,180.00. While the payment terms with Paradise Pavers are not as favorable to the RCA as some of the others, the price differential was compelling. Moreover, assuming that we are able to move forward and order the materials, Paradise Pavers is able to start this process in late July, which is important as it minimizes disruption to the Community.

Gatehouse Roof Project

Similarly, the bid selected for the Gatehouse roof replacement is the least expensive alternative. The selected bid is \$19,810.37 from Roman Roofing. Other bids ranged up to \$27,012.00.

Summary

Concert has routinely committed to paying one-half of these expenses. As a result, we provide you with this notice and ask, at your earliest convenience, that you formally confirm such payment. We cannot execute the contracts until we receive your affirmative response as a result of the cancellation provisions contained in the contracts. Concert's half of the Paver Replacement Project is \$309,590.00 and half of the Gatehouse Roof Project is \$9,905.18. We will, of course, work with you on the details of processing the payments as well as on any unanticipated costs.

I am sure that you join with the Community in its excitement about beginning these long-awaited projects.

Thank you.

RCA Board

Attachments:

Bid Summary Tables

Paradise Paver Contract

Roman Roofing Contract