

Deltona
FLORIDA

BID #26004

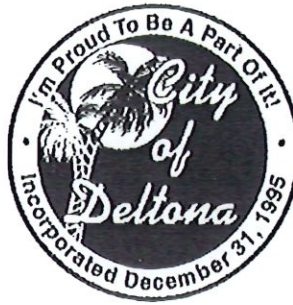
INSTALL NEW WINDOWS AND DOORS AT CITY HALL

City of Deltona
2345 Providence Blvd.
Deltona, FL 32725
www.deltonafl.gov

<p>Submit Bid to:</p> <p>CITY OF DELTONA</p> <p>2345 Providence Blvd. Deltona, Florida 32725 Attn: Purchasing</p> <p>CLEARLY MARK SEALED ENVELOPE WITH BID NAME AND NUMBER</p>	<p>INVITATION TO BID# 26004 FOR:</p> <p>INSTALL NEW WINDOWS AND DOORS AT CITY HALL</p>
<p><u>Contact:</u></p> <p>Kate Duffy, CPPO, CPPB Purchasing Manager Phone: (386) 878-8570 Fax: (386) 878-8571</p> <p>EMAIL QUESTIONS TO: E-Mail Address: kDuffy@deltonafl.gov</p>	<p>BIDDER NAME: _____ Property Renovations & Construction, LLC _____ _____</p>
<p><u>BID DUE DATE & TIME:</u> THURSDAY, NOVEMBER 20, 2025 AT 2:30 AT CITY HALL, 1ST FLOOR CONFERENCE ROOM LOCATED AT 2345 PROVIDENCE BOULEVARD, DELTONA, FLORIDA</p>	<p>MAILING ADDRESS: _____ 746 North Dr. Ste A _____ Melbourne FL 32934 _____ Phone#: 321-421-6374 _____ Fax#: N/A _____</p>
<p><u>Location of Public Opening:</u> City of Deltona, 1st Floor Conference Room 2345 Providence Blvd., Deltona, FL 32725</p>	

**GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION
FOR BIDDERS**

These documents constitute the complete set of terms and conditions, specification requirements, and bid forms. All bid sheets and attachments must be executed and submitted in a sealed envelope. The face of the envelope shall contain Bidder's name, return address, the date and time of bid opening, the bid number and title. Bids not submitted on the enclosed Bid Form shall be rejected. Bidders shall submit one thumb drive, one original and one copy of their bid, complete with all supporting documentation. SUBMITTAL OF A BID IN RESPONSE TO THIS INVITATION TO BID CONSTITUTES AN OFFER BY THE BIDDER. Bids which do not comply with these requirements may be rejected at the option of the City.



ADDENDUM #1 TO BID#26004
Install New Windows and Doors at City Hall
November 18, 2025

This addendum is being issued to extend the due date, provide a new bid form with updated quantities and to approve the following windows/doors as an alternate:

TruLite Spec FL45460 Series 3100 and FL46133 Series 3300 are approved alternate doors/windows. The Fire Safety Manager will review so that we maintain egress out of the building.

THE NEW BID DUE DATE IS:
MONDAY, DECEMBER 1, 2025 AT 2:30 P.M.

This Form Must Be Completed and Returned with your Submittal.

I hereby confirm that I am authorized to submit this addendum on behalf of:

Property Renovations & Construction, LLC
Company Name

R. Buonafina
Representative

11/20/2025
Date

REVISED BID RESPONSE FORM
BID NO. 26004
INSTALL NEW WINDOWS AND DOORS AT CITY HALL

In accordance with the foregoing terms, conditions and specifications, the undersigned bidder, having visited the site of the work and having become familiarized with the conditions affecting the cost of the work and with all requirements of the proposed Contract Documents, and duly issued Addenda to said documents, as acknowledged herein, proposes to furnish and perform all things required in labor, material, necessary tools, expendable equipment, and all services necessary to perform and complete in a workmanlike manner all work required by said documents and Addenda.

Item	Description		Unit of Measure		Price	Extended Price
1	Engineering and Inspections	1	Total		\$1,000.00	\$ 1,000.00 -
OPENING SIZES						
2	144 x 72	28	Each		\$5,993.75	\$ 167,825.00 -
3	96 x 58	28	Each		\$2,716.94	\$ 76,074.32 -
4	85 x 144	5	Each		\$8,611.06	\$ 43,055.30 -
5	96 x 73	4	Each		\$3,822.10	\$ 15,288.40 -
6	96 x 144	2	Each		\$6,858.75	\$ 13,717.50 -
7	85 x 120	4	Each		\$7,713.76	\$ 30,855.04 -
8	48 x 56	1	Each		\$956.78	\$956.78
9	76 x 120	2	Each		\$7,298.33	\$14,596.66
8	Installation/Labor	1	Each		\$281,031.00	\$ 281,031.00 -
9	Permitting	1	Total		\$1,600.00	\$1,600.00
10	Final Inspections, Certifications, and Close Out	1	Total		\$1,000.00	\$1,000.00
11	5% Contingency	1	Total		\$32,350.00	\$32,350.00
					Grand Total:	\$ 679,350.00

This Form Must Be Completed and Returned with your Submittal.

The undersigned hereby certifies that this Bid is submitted in response to this Solicitation and that Bidder agrees to the terms and conditions listed within.

Bid submitted by: R. Brainerd

Company Name: Property Renovations & Construction, LLC Date: 11/20/2025

**Certification Regarding
Debarment, Suspension, Ineligibility
And Voluntary Exclusion
Subcontractor Covered Transactions**

The prospective subcontractor Property Renovations & Construction Recipient certifies, by submission of this document, that neither it, its principals, nor affiliates are presently debarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or disqualified from participation in this transaction by any Federal department or agency.

SUBCONTRACTOR

Property Renovations & Construction, LLC

By: 
Signature

Randall B. Haire, President/Owner

Name and Title

745 North Dr. Ste A

Street Address

Melbourne, FL 32934

City, State, Zip

11/18/2025

Date

City of Deltona

Recipient's Name

DEM Contract Number

FEMA Project Number

City of Deltona

COMPLIANCE WITH 2 C.F.R. §200.321:

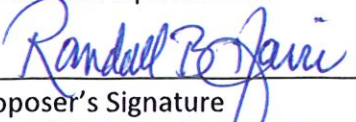
"Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms"

The undersigned bidder hereby certifies that Property Renovations & Construction, LLC has taken
(Name of Business)
the next affirmative steps, if subcontractors are to be used, to assure that MBE/WBEs are used,
whenever possible:

- i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises (however, this requirement does not authorize the City to break a single project down into smaller components in order to circumvent the micro-purchase or small purchase thresholds so as to utilize streamlined acquisition procedures (e.g. "project splitting"));
- iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
- v. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

The requirement outlined above does not impose an obligation to set aside either the award of a subcontract to MBEs. Rather, the requirement only imposes an obligation to carry out and document the affirmative steps identified above.

As the person authorized to sign this statement, I certify that this firm has complied fully with the above requirements.



Proposer's Signature
Randall B. Haire, President/Owner

Proposer's Name and Title

11/18/2025

Date

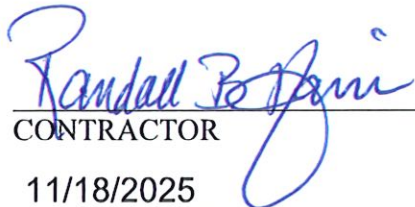
HOLD HARMLESS AND INDEMNITY AGREEMENT

Property Renovations & Construction, LLC, agrees through the signing of this document by an authorized party or agent that it shall defend, indemnify and hold harmless the City of Deltona, and its agents, employees, and public officials from and against all suits, losses, claims, demands, judgments of every name and description arising out of or incidental to the performance of this contract or work performed thereunder, whether or not due to or caused by the negligence of the City of Deltona, its agents, employees, and public officials excluding only the sole negligence of the City of Deltona, its agents, employees, and Public Officials.

This provision shall also pertain to any claims brought against the City of Deltona, its agents, employees, and public officials by an employee of the named Contractor, any Sub-contractor, or anyone directly or indirectly employed by any of them.

The Contractor's obligation to indemnify the City of Deltona, its agents, employees and public officials under this provision shall be limited to \$1,000,000 per occurrence which the parties agree bears a reasonable commercial relationship to the contract.

The Contractor agrees to accept, and acknowledges as adequate remunerations, the consideration of \$10, which is part of the agreed bid price, the promises contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, for agreement to enter into this Hold Harmless and Indemnity Agreement.



CONTRACTOR
11/18/2025

DATE

This Form Must Be Completed and Returned with your Submittal.

**CITY OF DELTONA
BIDDER INFORMATION FORM**

The information below is required to complete your bid packet. Type or print only.

Company Name: Property Renovations & Construction, LLC

Address: 746 North Dr. Ste A

City: Melbourne

State: Florida

Zip Code: 329324

Phone Number: 321-421-6374

Fax Number: N/A

Project Contact: Greg Stow

e-mail address: gstow@yourprc.com

Remittance (Payment) Mailing Information

Address: 746 North Dr. Ste A

City: Melbourne State: Florida Zip Code: 32934

Phone Number: 321-421-6374

Fax Number: N/A

Project Contact: Lori McCulloch

e-mail address: lorim@yourprc.com

Federal Tax ID No.: 27- 4522686

Tax ID Type: ☒ Federal Tax ID ☐ Social Security Number

This Form Must Be Completed and Returned with your Submittal.

References

CUSTOMER NAME	CONTACT PERSON	TELEPHONE AND FAX NUMBER	SCOPE OF SERVICES PROVIDED/JOB NAME
Buena Vida Estates	Bill Jones	(321) 724-0060 (N/A) No Fax	Buena Vida Estates - Remove & Replace 180 SGD's, 370 Windows and 12 Commercial Door Units.
PAVCO, LLC	Mike Fischer	(321) 951-2052 (N/A) No Fax	Magnolia Park - New Construction: Supply and Install 1,600 Windows, Doors and Store Front.
MEC	Harry Sack	(321) 499-0944 (N/A) No Fax	Kiddie Academy St. Cloud - New Construction: Supply & Install (27) windows

Does Bidder have any similar work in progress at time of Bid Opening? Yes ☒ No ☐

If "Yes", explain:

Radisson Suite Hotel Oceanfront - Property Renovations & Construction, LLC is the Prime GC for the project which includes concrete restoration of balconies, removal of existing windows and sliding glass doors then supplying and installing new windows & SGDs.

References who are located in foreign countries are not acceptable.

This Form Must Be Completed and Returned with your Submittal.

DRUG-FREE WORK PLACE FORM

The undersigned Bidder in accordance with Florida Statute 287.087, hereby certifies that

Property Renovations & Construction, LLC does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Bidder's Signature

11/18/2025

Date

This Form Must Be Completed and Returned with your Submittal, if applicable

E-VERIFY FORM

Project Name:	City of Deltona - Install New Windows and Doors at City Hall
Project No.:	Bid# 26004

ACKNOWLEDGEMENT

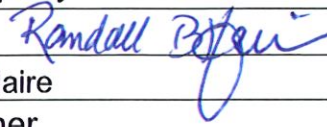
Definitions:

“Contractor” means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

“Subcontractor” means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including subvendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security’s E-Verify System during the term of the contract is a condition of the contract with the City of Deltona; and
- c) Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name: Property Renovations and Construction, LLC	
Authorized Signature:	
Print Name: Randall Haire	
Title President/Owner	
Date: 11/18/2025	
Phone: 321-421-6374	
Email: Procurement@yourprc.com	Website: YourPRC.com

**AFFIDAVIT ATTESTING TO
NONCOERCIVE CONDUCT FOR LABOR OR SERVICES**

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with a governmental entity is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, I hereby affirm under penalty of perjury that:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and a governmental entity, the nongovernmental entity must attest to the absence of coercion in labor or services.
2. I am an officer or representative of Property Renovations & Construction, LLC, a nongovernmental entity.
3. Property Renovations & Construction, LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Chris Mojica
Witness #1-Print Name: Chris Mojica
Gregory A. Stow
Witness #2-Print Name: Gregory A. Stow

Randall B. Haire
Print Name: Randall B. Haire
Title: President/Owner
Entity Name: Property Renovations & Construction

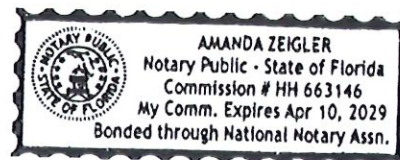
OATH OR AFFIRMATION

State of Florida
County of Brevard

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1 day of December, 2025, by Randall B. Haire (name of person) as President/owner (type of authority) for Property Renovations & Construction, LLC (name of party on behalf of whom instrument is executed).

Amanda Zeigler
Notary Public (Print, Stamp, or Type as
Commissioned)

X Personally known to me; or
____ Produced identification (Type of Identification: _____)
____ Did take an oath; or
____ Did not take an oath



**AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH
ENTITIES OF FOREIGN COUNTRIES OF CONCERN**

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), a governmental entity may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with a governmental entity which would grant the entity access to an individual's personal identifying information.

1. Property Renovations and Construction, LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

R. B. Haire
Witness #1 Print Name: R. Chris Wigene
Gregory A. Snow
Witness #2 Print Name: Gregory A. Snow

Print Name: Randall B. Haire

Title: President/Owner

Entity Name: Property Renovations & Construction LLC

OATH OR AFFIRMATION

State of Florida

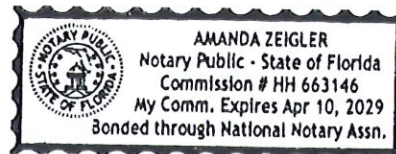
County of Brevard

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1 day of December, 2025, by Randall B. Haire (name of person) as President/Owner (type of authority) for Property Renovations & Construction LLC (name of party on behalf of whom instrument is executed).

[Signature]

Notary Public (Print, Stamp, or Type as Commissioned)

☒ Personally known to me; or
☐ Produced identification (Type of Identification: _____)
☐ Did take an oath; or
☐ Did not take an oath



THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we
Property Renovations and Construction LLC
2500 South Harbor City Blvd.,
Melbourne, FL 32901

as Principal, hereinafter called the Principal, and
The Gray Casualty & Surety Company
PO Box 6202,
Metairie, LA 70009-6202

a corporation duly organized under the laws of the State of LA
 as Surety, hereinafter called the Surety, are held and firmly bound unto
City of Deltona, FL
2345 Providence Blvd.,
Deltona, FL 32725

as Obligee, hereinafter called the Obligee, in the sum of **Five Percent of Amount Bid in U.S. Dollars (\$5%)** for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS the Principal has submitted a bid for
Install New Windows & Doors at City Hall; Bid No. 26004
2345 Providence Blvd., Deltona, FL 32725

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed November 20, 2025


 (Witness)


 (Witness)

Property Renovations and Construction LLC



The Gray Casualty & Surety Company



David B. Shick, Attorney-In-Fact and
 Licensed FL Resident Agent #A241176



SURETY BONDS

Performance Bonds | Contract Bonds | License Bonds | Court Bonds



**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: N/A

Principal: Property Renovations and Construction LLC

Project: Install New Windows & Doors at City Hall; Bid No. 26004

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **David B. Shick and Brandy L. Baich of Tampa, Florida jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 20 day of November, 2025.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 20 day of November, 2025.

Leigh Anne Henican

