



# HT STORMWATER MANAGEMENT

Town of Apex  
105-B Upchurch Street (Water Resources Administration Building)  
Apex, North Carolina 27502  
Attention: Jessica Bolin, Stormwater Engineering Manager

**RE: Town of Apex - Request for Proposals  
SCM Maintenance Services  
RFP Number SE2301**

Dear Jessica:

We appreciate the opportunity to submit a proposal to perform SCM Maintenance Services for the Town of Apex-owned stormwater control measures. Enclosed are three hard copies of our proposal and a certificate of insurance for your review.

At HT Stormwater, we have a proactive and proven approach to stormwater management and we are confident our SCM maintenance program combined with our team's field experience and first-hand knowledge of the Town of Apex-owned SCMs will ensure its systems are continuously maintained in a stable condition and steadily improving. Additionally, our aggressive approach to identifying and addressing early signs of minor issues is a major part of our maintenance program and will lead to long-term savings for the Town.

Please note our pricing includes mowing services every month the grass height requires cutting and in a typical cycle that is a minimum of six times annually with up to eight total mowings, pending weather and conditions. While we did not want to deviate from the RFP's outlined scope, we felt we would be doing the Town a disservice given the profile / visibility of several systems to not include our full services.

Numerous SCMs are currently under construction and have not been completed. We used the provided plans to scale several SCM sizes and we feel our pricing for those systems is an accurate reflection of the scaled drawing. Pricing can be difficult without seeing the finished product and there is potential for a nominal increase or decrease to pricing once the systems are completed. We have opted to delay an estimate for the Saunders Street Parking Lot until plans are provided and or the system is delivered.

We maintain all permits, certifications and licenses required by the Town and the State of North Carolina.

We greatly appreciate your time and look forward to potentially working with you and your team. If you have any questions, please let us know.

Sincerely,

A handwritten signature in blue ink that reads "Steven M. Sartorio". The signature is written in a cursive, flowing style.

Steven M. Sartorio

Town of Apex - HT Stormwater Management, Inc - SCM Maintenance Services

Item No.	Facility	SCM Type	Quantity	Price per SCM if multiples	Annual Maintenance Price
1	Apex Town Hall	Wet Pond	1	\$175.00	\$2,100.00
		UDS (Pipe Storage]	1	\$100.00	\$1,200.00
2	Apex Public Works <sup>1</sup>	Bioretention Area	4	\$250.00 (Bio E) \$50.00 (Bio H) \$50.00 (Bio J) \$200.00 (Bio K)	\$6,600.00
3	Apex Peakway <sup>1</sup>	Level Spreader	5	\$100.00 (LS1) \$100.00 (LS2) \$100.00 (LS3) \$75.00 (LS B) \$150.00 (LS C)	\$6,300.00
4	Apex Public Safety Station #4	Wet Pond	1	\$150.00	\$1,800.00
5	Seagroves Farm Park <sup>1</sup>	Level Spreader	2	\$50.00 (LS A) \$50.00 (LS B)	\$1,200.00
6	Apex Nature Park <sup>1</sup>	Wet Pond	3	\$200.00 (LS1) \$300.00 (LS2) \$250.00 (LS3)	\$9,000.00
		Level Spreader	1	\$50.00	\$600.00
7	Apex Public Safety Station #5	Bioretention Area	1	\$250.00	\$3,000.00
8	Apex Public Safety Station #36 <sup>2</sup>	Stormwater Wetland	1	\$275.00	\$3,300.00
9	Pleasant Park	Wet Pond	3	\$275.00 (WP1) \$225.00 (WP2) \$250.00 (WP3)	\$9,000.00
		Permeable Pavement	8	\$200.00 (per srvc)	\$2,400.00
10	Saunders Street Parking Lot <sup>2</sup>	Bioretention Area	1	\$TBD	\$TBD
		UDS	1	\$TBD	\$TBD
11	Mason St Municipal Building <sup>2</sup>	Stormwater Wetland	1	\$200.00	\$2,400.00
<b>TOTAL PRICE</b>					<b>\$48,900.00</b>

Add-On Services (in addition to routine services priced above)			
Item	Price (labor & materials)		
Mulch Replacement @ Apex Town Hall	\$75.00 installed	per	CY
Seed & Straw Bare Areas - small bare areas are inclusive with maintenance, larger areas are to be done on as-needed basis.	\$TBD	per	SF
Vegetated Shelf Plantings @ Apex Town Hall	\$3.00 installed	per	plant

All interested parties are required to provide the following information:

Prices will remain firm until: Prices will remain firm for the duration of the three year contract; however, if extreme inflationary conditions cause dramatic rise in materials, increasing overall cost to perform maintenance, a dialogue between parties would be prudent to ensure solvency.

Company Name: HT Stormwater Management, Inc.

Signature: 

Date: April 28, 2023

Printed Name: Steven M Sartorio

Address: PO Box 32056, Raleigh, NC 27622

Title: CEO

Phone No: 803-640-2034 cell

Email: steve@htstormater.com



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Apex, North Carolina 27502  
Attention: Jessica Bolin, Stormwater Engineering Manager

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**SCM Maintenance Services**  
**RFP Number SE2301**  
**List of References**

Please find below a list of local property managers with whom we work in a similar capacity performing maintenance and repair services to manage stormwater systems.

- Karen Bayless, Elite Management Professionals, [karenbayless@elite-mgmt.com](mailto:karenbayless@elite-mgmt.com), 4112 Blue Ridge Road, Suite 100, Raleigh, NC 27612, 919-233-7660
- Lena Deptolla, Omega Association Management, [lana@omegamgmt.com](mailto:lana@omegamgmt.com), 160 NE Maynard Road, Suite 210, Cary, NC 27513, 919-461-0102
- Anna Sullivan, Professional Properties Management, [asullivan@ppmral.com](mailto:asullivan@ppmral.com), 11010 Raven Ridge Road, Raleigh, NC 27614, 919-848-4911
- Nicole Clift, Professional Properties Management, [nclift@ppmral.com](mailto:nclift@ppmral.com), 11010 Raven Ridge Road, Raleigh, NC 27614, 919-848-4911
- Henry Falkner, Barnett Properties, LLC, [jhf@barnettprop.com](mailto:jhf@barnettprop.com), 1775 Graham Avenue, Suite 201, Henderson, NC 27536, 252-492-7551
- Gerald Seibert, City of Creedmoor, [gseibert@cityofcreedmoor.org](mailto:gseibert@cityofcreedmoor.org), 211 N Main Street, Creedmoor, NC 27522, 919-764-1060
- Mark Tutor, Innovative Development Solutions, Inc., [marktutor@idsplanning.com](mailto:marktutor@idsplanning.com), 7283 NC Hwy 42, Suite 102, #324, Raleigh, NC 27603, 919-819-0671