



James Curran, Mayor
Ryan C. Shrouder, Commissioner
Jeremy Katzman, Commissioner
Lisa Mallozzi, Commissioner
Jason Smith, Commissioner
Alex Rey, City Manager

Date: October 9, 2025

To: Ledyar Diaz
Atlas Door & Gate Inc. DBA Quality Construction

From: Tyrone White, Purchasing Manager
Finance Department

Subject: IFB2025-6, Impact Windows and Glass Doors +/- 90 PSF to +/- 120 PSF – Responsiveness Determination for Atlas Door & Gate Inc. DBA Quality Construction

The City of Cooper City solicited sealed bids via OpenGov under IFB2025-6 on September 23, 2025. On October 6, 2025, nine (9) bids were received in response to the subject Invitation For Bid (IFB) and subsequently reviewed for responsiveness and responsibility. Upon review, the bid submitted by Atlas Door & Gate Inc. DBA Quality Construction did not conform in all material respects to the requirements and criteria outlined in IFB2025-6.

Section 2, paragraph 2.4, Bidder Requirements states:

Bidder must meet the following requirements to be considered for award:

- A. Bidder must hold an active and valid State of Florida Window and Door Installation Contractor license, Building Contractor license or General Contractor license. Bidder shall provide a copy of their license(s).
- B. Bidder must have a minimum of five (5) years of experience performing work of similar size, scope and complexity as described in this project. Bidder shall demonstrate this experience by listing a minimum of three (3) projects of similar size and scope that the Bidder has completed in the last ten (10) years. Bidders shall provide the following at a minimum for each project: name of client, client's address, contact person, contact person's title, phone number, email address, location of project, description of work performed, date of project, and value/cost of project/contract amount.
- C. Bidder must be certified by the manufacturer of any proposed material/equipment/products as an installer. Bidder shall provide proof of manufacturer certification.
- D. Provide specification sheets/data sheets, to include drawings/pictures for each door/window being submitted. Specifications sheet should include warranty information.
- E. Bidder shall provide a copy of a Broward County Local Business Tax or Occupational license from the business's home county.

Section 2, paragraph 2.12, Bid Guaranty states:

Bids MUST be accompanied by a Bid Guaranty security made payable to the City in an amount equal to five percent (5%) of the Bidder's maximum Bid price and in the form of a certified check, bank money order, or a Bid (Attached) issued by an authorized surety.

The Bid security of the Awarded Vendor will be retained until such Bidder has executed the Contract Documents, furnished the required contract security (Public Construction Bond), and met the other conditions of the Notice of Award, whereupon the Bid Guaranty Security will be returned. If the Awarded Vendor fails to execute and deliver the Contract Documents and furnish the required security within ten (10) days of the issuance of the Notice of Award, the City may consider the Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder shall be forfeited. Such forfeiture shall be the City's exclusive remedy if Bidders default. The Bid security of Bidders whom the Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective date of the Agreement or 61 days after the Bid opening, whereupon the Bid Guaranty security furnished by such Bidders will be returned.

The Bid Guaranty security of Bidders whom the City believes do not have a reasonable chance of receiving the award will be returned within 21 days after the award. Bid Bonds will not be returned to any Bidder.



Atlas Door & Gate Inc., DBA Quality Construction, did not provide proof that the Bidder was certified by the manufacturer of any proposed material/equipment/products as an installer. Atlas Door & Gate Inc. DBA Quality Construction also failed to provide a Bid Guaranty.

Section 2-253 of Cooper City Procurement Code states: "a responsive bidder or offeror is defined as a person, business or contractor whose response to a bid or proposal substantially conforms in all material respects to the requirements and criteria set forth in the invitation or solicitation; this includes such aspects as following bid instructions for proper submittal, completing all necessary forms included with the solicitation, providing information required by the solicitation, and complying with all terms, conditions and specification requirements as enumerated in the solicitation."

The bid submitted by Atlas Door & Gate Inc. DBA Quality Construction, is deemed non-responsive due to the bid not conforming in all material respects to the requirements and criteria outlined in the solicitation, including such aspects as following the bid instructions for proper submittal, completing all necessary forms included with the solicitation, and providing information required by the solicitation.

If you have questions, please email TWhite@CooperCity.gov. Thank you for your attention to this matter.

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E Q U A L O P P O R T U N I T Y E M P L O Y E R



James Curran, Mayor
Ryan C. Shrouder, Commissioner
Jeremy Katzman, Commissioner
Lisa Mallozzi, Commissioner
Jason Smith, Commissioner
Alex Rey, City Manager

Date: October 9, 2025

To: Lou Ferrino
Gemstone Builders, LLC

From: Tyrone White, Purchasing Manager
Finance Department

Subject: IFB2025-6, Impact Windows and Glass Doors +/- 90 PSF to +/- 120 PSF – Responsiveness Determination for Gemstone Builders, LLC

The City of Cooper City solicited sealed bids via OpenGov under IFB2025-6 on September 23, 2025. On October 6, 2025, nine (9) bids were received in response to the subject Invitation For Bid (IFB) and subsequently reviewed for responsiveness and responsibility. Upon review, the bid submitted by Gemstone Builders, LLC did not conform in all material respects to the requirements and criteria outlined in IFB2025-6.

Section 2, paragraph 2.4, Bidder Requirements states:

Bidder must meet the following requirements to be considered for award:

- A. Bidder must hold an active and valid State of Florida Window and Door Installation Contractor license, Building Contractor license or General Contractor license. Bidder shall provide a copy of their license(s).
- B. Bidder must have a minimum of five (5) years of experience performing work of similar size, scope and complexity as described in this project. Bidder shall demonstrate this experience by listing a minimum of three (3) projects of similar size and scope that the Bidder has completed in the last ten (10) years. Bidders shall provide the following at a minimum for each project: name of client, client's address, contact person, contact person's title, phone number, email address, location of project, description of work performed, date of project, and value/cost of project/contract amount.
- C. Bidder must be certified by the manufacturer of any proposed material/equipment/products as an installer. Bidder shall provide proof of manufacturer certification.
- D. Provide specification sheets/data sheets, to include drawings/pictures for each door/window being submitted. Specifications sheet should include warranty information.
- E. Bidder shall provide a copy of a Broward County Local Business Tax or Occupational license from the business's home county.

Section 2, paragraph 2.12, Bid Guaranty states:

Bids MUST be accompanied by a Bid Guaranty security made payable to the City in an amount equal to five percent (5%) of the Bidder's maximum Bid price and in the form of a certified check, bank money order, or a Bid (Attached) issued by an authorized surety.

The Bid security of the Awarded Vendor will be retained until such Bidder has executed the Contract Documents, furnished the required contract security (Public Construction Bond), and met the other conditions of the Notice of Award, whereupon the Bid Guaranty Security will be returned. If the Awarded Vendor fails to execute and deliver the Contract Documents and furnish the required security within ten (10) days of the issuance of the Notice of Award, the City may consider the Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder shall be forfeited. Such forfeiture shall be the City's exclusive remedy if Bidders default. The Bid security of Bidders whom the Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective date of the Agreement or 61 days after the Bid opening, whereupon the Bid Guaranty security furnished by such Bidders will be returned.

The Bid Guaranty security of Bidders whom the City believes do not have a reasonable chance of receiving the award will be returned within 21 days after the award. Bid Bonds will not be returned to any Bidder.



Gemstone Builders, LLC, did not provide proof that the Bidder was certified by the manufacturer of any proposed material/equipment/products as an installer. Gemstone Builders, LLC also failed to provide a Bid Guaranty.

Section 2-253 of Cooper City Procurement Code states: "a responsive bidder or offeror is defined as a person, business or contractor whose response to a bid or proposal substantially conforms in all material respects to the requirements and criteria set forth in the invitation or solicitation; this includes such aspects as following bid instructions for proper submittal, completing all necessary forms included with the solicitation, providing information required by the solicitation, and complying with all terms, conditions and specification requirements as enumerated in the solicitation."

The bid submitted by Gemstone Builders, LLC, is deemed non-responsive due to the bid not conforming in all material respects to the requirements and criteria outlined in the solicitation, including such aspects as following the bid instructions for proper submittal, completing all necessary forms included with the solicitation, and providing information required by the solicitation.

If you have questions, please email TWhite@CooperCity.gov. Thank you for your attention to this matter.

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James Curran, Mayor
Ryan C. Shrouder, Commissioner
Jeremy Katzman, Commissioner
Lisa Mallozzi, Commissioner
Jason Smith, Commissioner
Alex Rey, City Manager

Date: October 9, 2025

To: Hilda Diaz
JLMD Investments, LLC

From: Tyrone White, Purchasing Manager
Finance Department

Subject: IFB2025-6, Impact Windows and Glass Doors +/- 90 PSF to +/- 120 PSF – Responsiveness Determination for JLMD Investments, LLC

The City of Cooper City solicited sealed bids via OpenGov under IFB2025-6 on September 23, 2025. On October 6, 2025, nine (9) bids were received in response to the subject Invitation For Bid (IFB) and subsequently reviewed for responsiveness and responsibility. Upon review, the bid submitted by JLMD Investments, LLC did not conform in all material respects to the requirements and criteria outlined in IFB2025-6.

Section 2, paragraph 2.4, Bidder Requirements states:

Bidder must meet the following requirements to be considered for award:

- A. Bidder must hold an active and valid State of Florida Window and Door Installation Contractor license, Building Contractor license or General Contractor license. Bidder shall provide a copy of their license(s).
- B. Bidder must have a minimum of five (5) years of experience performing work of similar size, scope and complexity as described in this project. Bidder shall demonstrate this experience by listing a minimum of three (3) projects of similar size and scope that the Bidder has completed in the last ten (10) years. Bidders shall provide the following at a minimum for each project: name of client, client's address, contact person, contact person's title, phone number, email address, location of project, description of work performed, date of project, and value/cost of project/contract amount.
- C. Bidder must be certified by the manufacturer of any proposed material/equipment/products as an installer. Bidder shall provide proof of manufacturer certification.
- D. Provide specification sheets/data sheets, to include drawings/pictures for each door/window being submitted. Specifications sheet should include warranty information.
- E. Bidder shall provide a copy of a Broward County Local Business Tax or Occupational license from the business's home county.

Section 2, paragraph 2.12, Bid Guaranty states:

Bids MUST be accompanied by a Bid Guaranty security made payable to the City in an amount equal to five percent (5%) of the Bidder's maximum Bid price and in the form of a certified check, bank money order, or a Bid (Attached) issued by an authorized surety.

The Bid security of the Awarded Vendor will be retained until such Bidder has executed the Contract Documents, furnished the required contract security (Public Construction Bond), and met the other conditions of the Notice of Award, whereupon the Bid Guaranty Security will be returned. If the Awarded Vendor fails to execute and deliver the Contract Documents and furnish the required security within ten (10) days of the issuance of the Notice of Award, the City may consider the Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder shall be forfeited. Such forfeiture shall be the City's exclusive remedy if Bidders default. The Bid security of Bidders whom the Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective date of the Agreement or 61 days after the Bid opening, whereupon the Bid Guaranty security furnished by such Bidders will be returned.

The Bid Guaranty security of Bidders whom the City believes do not have a reasonable chance of receiving the award will be returned within 21 days after the award. Bid Bonds will not be returned to any Bidder.



JLMD Investments, LLC, did not provide proof that the Bidder was certified by the manufacturer of any proposed material/equipment/products as an installer and the item(s) being provided by JLMD Investments, LLC did not meet the minimum PSF requirements. JLMD Investments, LLC also failed to provide a Bid Guaranty.

Section 2-253 of Cooper City Procurement Code states: "a responsive bidder or offeror is defined as a person, business or contractor whose response to a bid or proposal substantially conforms in all material respects to the requirements and criteria set forth in the invitation or solicitation; this includes such aspects as following bid instructions for proper submittal, completing all necessary forms included with the solicitation, providing information required by the solicitation, and complying with all terms, conditions and specification requirements as enumerated in the solicitation."

The bid submitted by JLMD Investments, LLC, is deemed non-responsive due to the bid not conforming in all material respects to the requirements and criteria outlined in the solicitation, including such aspects as following the bid instructions for proper submittal, completing all necessary forms included with the solicitation, and providing information required by the solicitation.

If you have questions, please email TWhite@CooperCity.gov. Thank you for your attention to this matter.

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E Q U A L O P P O R T U N I T Y E M P L O Y E R



James Curran, Mayor
Ryan C. Shrouder, Commissioner
Jeremy Katzman, Commissioner
Lisa Mallozzi, Commissioner
Jason Smith, Commissioner
Alex Rey, City Manager

Date: October 9, 2025

To: Nicolas Gomez
Shutter Brothers, LLC

From: Tyrone White, Purchasing Manager
Finance Department

Subject: IFB2025-6, Impact Windows and Glass Doors +/- 90 PSF to +/- 120 PSF – Responsiveness Determination for Shutter Brothers, LLC

The City of Cooper City solicited sealed bids via OpenGov under IFB2025-6 on September 23, 2025. On October 6, 2025, nine (9) bids were received in response to the subject Invitation For Bid (IFB) and subsequently reviewed for responsiveness and responsibility. Upon review, the bid submitted by Shutter Brothers, LLC did not conform in all material respects to the requirements and criteria outlined in IFB2025-6.

Section 2, paragraph 2.12, Bid Guaranty states:

Bids MUST be accompanied by a Bid Guaranty security made payable to the City in an amount equal to five percent (5%) of the Bidder's maximum Bid price and in the form of a certified check, bank money order, or a Bid (Attached) issued by an authorized surety.

The Bid security of the Awarded Vendor will be retained until such Bidder has executed the Contract Documents, furnished the required contract security (Public Construction Bond), and met the other conditions of the Notice of Award, whereupon the Bid Guaranty Security will be returned. If the Awarded Vendor fails to execute and deliver the Contract Documents and furnish the required security within ten (10) days of the issuance of the Notice of Award, the City may consider the Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder shall be forfeited. Such forfeiture shall be the City's exclusive remedy if Bidders default. The Bid security of Bidders whom the Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective date of the Agreement or 61 days after the Bid opening, whereupon the Bid Guaranty security furnished by such Bidders will be returned.

The Bid Guaranty security of Bidders whom the City believes do not have a reasonable chance of receiving the award will be returned within 21 days after the award. Bid Bonds will not be returned to any Bidder.

Section 4.1.12 Pricing Sheet states:

Please download the required pricing sheet below. Fill in your pricing and upload to this section.

Shutter Brothers, LLC, failed to provide pricing on the correct pricing sheet. Shutter Brothers, LLC also failed to provide a Bid Guaranty.

Section 2-253 of Cooper City Procurement Code states: "a responsive bidder or offeror is defined as a person, business or contractor whose response to a bid or proposal substantially conforms in all material respects to the requirements and criteria set forth in the invitation or solicitation; this includes such aspects as following bid instructions for proper submittal, completing all necessary forms included with the solicitation, providing information required by the solicitation, and complying with all terms, conditions and specification requirements as enumerated in the solicitation."

The bid submitted by Shutter Brothers, LLC, is deemed non-responsive due to the bid not conforming in all material respects to the requirements and criteria outlined in the solicitation, including such aspects as following the bid instructions for proper submittal, completing all necessary forms included with the solicitation, and providing information required by the solicitation.

If you have questions, please email TWhite@CooperCity.gov. Thank you for your attention to this matter.

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James Curran, Mayor
Ryan C. Shrouder, Commissioner
Jeremy Katzman, Commissioner
Lisa Mallozzi, Commissioner
Jason Smith, Commissioner
Alex Rey, City Manager

Date: October 9, 2025

To: Marlon Sigler
Waterway Windows & Doors, LLC

From: Tyrone White, Purchasing Manager
Finance Department

Subject: IFB2025-6, Impact Windows and Glass Doors +/- 90 PSF to +/- 120 PSF – Responsiveness Determination for Waterway Windows & Doors, LLC

The City of Cooper City solicited sealed bids via OpenGov under IFB2025-6 on September 23, 2025. On October 6, 2025, nine (9) bids were received in response to the subject Invitation For Bid (IFB) and subsequently reviewed for responsiveness and responsibility. Upon review, the bid submitted by Waterway Windows & Doors, LLC did not conform in all material respects to the requirements and criteria outlined in IFB2025-6.

Section 2, paragraph 2.12, Bid Guaranty states:

Bids MUST be accompanied by a Bid Guaranty security made payable to the City in an amount equal to five percent (5%) of the Bidder's maximum Bid price and in the form of a certified check, bank money order, or a Bid (Attached) issued by an authorized surety.

The Bid security of the Awarded Vendor will be retained until such Bidder has executed the Contract Documents, furnished the required contract security (Public Construction Bond), and met the other conditions of the Notice of Award, whereupon the Bid Guaranty Security will be returned. If the Awarded Vendor fails to execute and deliver the Contract Documents and furnish the required security within ten (10) days of the issuance of the Notice of Award, the City may consider the Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder shall be forfeited. Such forfeiture shall be the City's exclusive remedy if Bidders default. The Bid security of Bidders whom the Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective date of the Agreement or 61 days after the Bid opening, whereupon the Bid Guaranty security furnished by such Bidders will be returned.

The Bid Guaranty security of Bidders whom the City believes do not have a reasonable chance of receiving the award will be returned within 21 days after the award. Bid Bonds will not be returned to any Bidder.

Waterway Windows & Doors, LLC, failed to provide a Bid Guaranty.

Section 2-253 of Cooper City Procurement Code states: "a responsive bidder or offeror is defined as a person, business or contractor whose response to a bid or proposal substantially conforms in all material respects to the requirements and criteria set forth in the invitation or solicitation; this includes such aspects as following bid instructions for proper submittal, completing all necessary forms included with the solicitation, providing information required by the solicitation, and complying with all terms, conditions and specification requirements as enumerated in the solicitation."

The bid submitted by Waterway Windows & Doors, LLC, is deemed non-responsive due to the bid not conforming in all material respects to the requirements and criteria outlined in the solicitation, including such aspects as following the bid instructions for proper submittal, completing all necessary forms included with the solicitation, and providing information required by the solicitation.

If you have questions, please email TWhite@CooperCity.gov. Thank you for your attention to this matter.

