Request for Bids: Treasure Island Trail Canopy & Garden Project

Waterview Estates dba The Island at Enchanted Bay HOA invites licensed landscape contractors to submit itemized bids by Nov 11, 2026 for tree replacement, perennial gardens and benches along Treasure Island Trail in Arlington, Texas.

Key dates and submission

Bids are due by email on Nov 11, 2026 at 5 p.m. Central. Bids received after that cannot be included in the HOA's grant application.

Step	Date and time	Details
Request for bids issued	November 4, 2026	
Site walk (strongly encouraged)	By appointment, any time through Mon, Nov 9, 2026	Call or email Matthew Lee (817-793-2023, matt@netsam.com) to schedule; meet at Treasure Island Trail and Island View Drive, Arlington, TX
Questions due	Mon, Nov 10, 2026, 5:00 p.m.	Email; answers shared with all bidders
Bids due	Nov 11, 2026, 5:00 p.m.	Email PDF to matt@netsam.com
Grant decision (City Council)	January 2027	Award to contractor follows
Work window	March to July 2027	Tree work and planting in spring

Submit to: Matthew Lee, President/Secretary, Waterview Estates dba The Island at Enchanted Bay HOA · matt@netsam.com · 817-793-2023

Subject line: Bid – Treasure Island Trail Canopy & Garden Project – [Company name]

Format: One PDF on company letterhead, including the completed bid form, plant palette, bench cut sheet, certificate of insurance, warranty terms and three references.

Project background and site

The HOA is applying for a City of Arlington 2027 Neighborhood Matching Grant to fund this work, and your bid will be attached to that application as the project cost estimate.

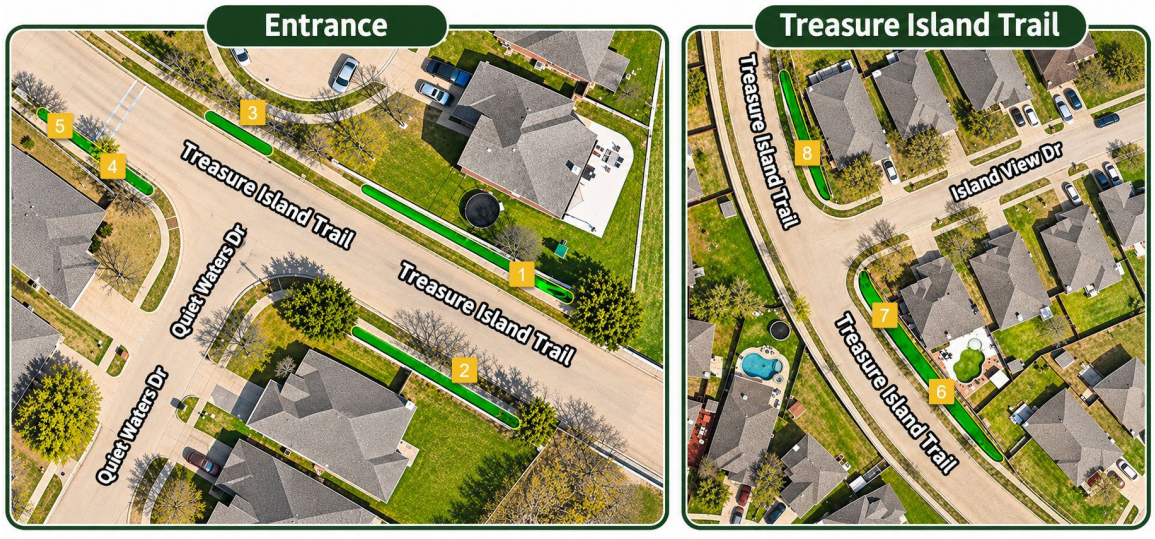
- **Owner:** Waterview Estates dba The Island at Enchanted Bay HOA (80 homes)
- **Location:** Treasure Island Trail at Island View Drive and the neighborhood entrance, Arlington, Texas. All work areas are HOA-owned land along a public street.
- **Work areas, in order along the drive in from the entrance:**

a. **View 1, entrance sign gardens:** The existing river-rock bed at the Island at Enchanted Bay sign, and the turf strip along the wall beside the sign
b. **View 2, bench and garden under the trees:** A bare area between the sidewalk and the wall, under existing trees
c. **View 3, bench along the iron fence:** Bench and pad in the parkway; the turf stays
d. **View 4, bench by the screening wall:** Bench and pad in the parkway near the stone column; the turf stays
e. **View 5, parkway trees (curb to sidewalk):** Four to six declining Bradford Pear trees in a turf strip
f. **View 6, garden under the shade trees:** Turf between the sidewalk and the masonry screening wall
g. **View 7, garden strip along the wall:** Turf between the sidewalk and the masonry screening wall
h. **View 8, garden strip beside the sidewalk:** Turf between the sidewalk and the masonry screening wall
i. **View 9, keep it clean:** Two courtesy signs, two pet waste stations and two trash receptacles, installed, one set at each end of the Treasure Island Trail walking route

- **Existing conditions:** Spray irrigation already serves the strips. The masonry wall, entrance sign, iron fence, existing healthy trees and the two large shrubs at the sign stay. The sidewalk, curb, wall, sign, sign lighting and fence must be protected.
- **Approximate lengths:** *[garden strips ___ ft; entrance wall strip ___ ft; strip depth ___ ft]*. Bidders should verify all quantities at the site walk.

All plants and trees must come from the Arlington Approved Plant List, a condition of the grant.

Overview site map: work areas by view number



Before and desired look

Each image below stacks a work area as it is today (top) above the look the HOA wants after the work (bottom). The views are numbered in the order you pass them driving in from the entrance: View 1 is the entrance sign gardens, View 2 a bench and garden under the trees, Views 3 and 4 bench-only spots in the parkway, View 5 the Bradford Pears replaced by Shumard oaks, and Views 6 to 8 the garden strips along the wall with benches. View 9 (signs, pet waste stations and trash receptacles) has no picture.

The lower images are conceptual renderings of the desired look, not construction drawings. The scope of work and bid form set the quantities (for example, seven benches and four to six oaks in all). Bidders' plant palettes should aim for this look using plants from the Arlington Approved Plant List.

View 1: Entrance sign and wall gardens

BEFORE: EXISTING CONDITIONS



DESIRED LOOK: GARDENS AT THE ENTRANCE



Lower image: conceptual rendering of the desired look, not a construction drawing.

View 2: Bench and garden under the trees

BEFORE: EXISTING CONDITIONS



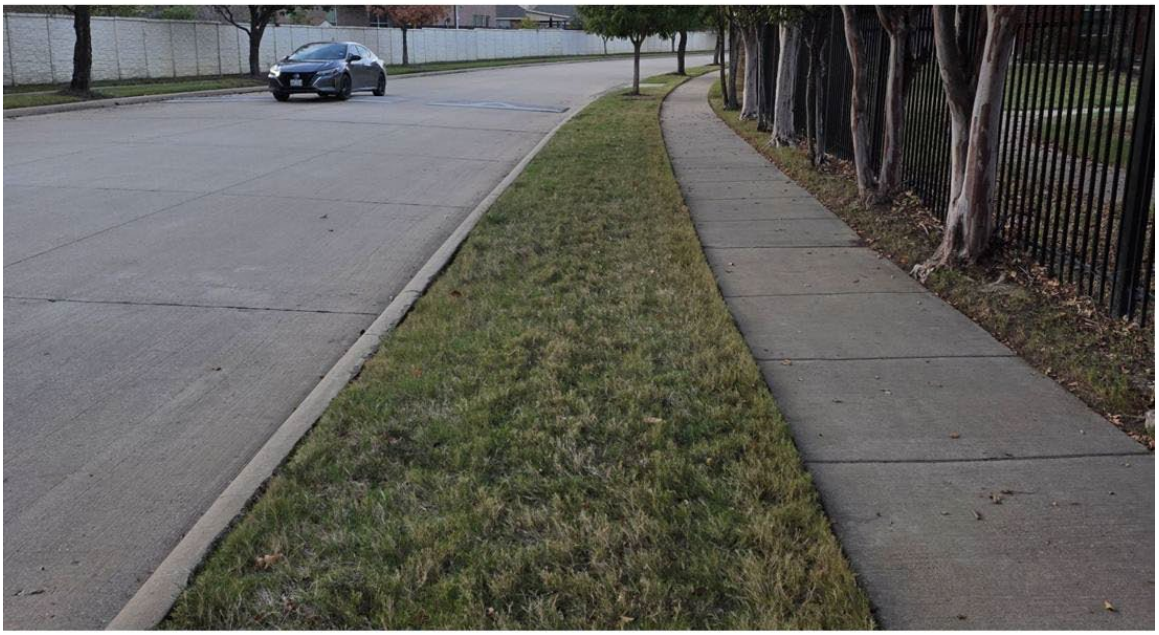
DESIRED LOOK: BENCH AND GARDEN



Lower image: conceptual rendering of the desired look, not a construction drawing.

View 3: Bench along the iron fence

BEFORE: EXISTING CONDITIONS



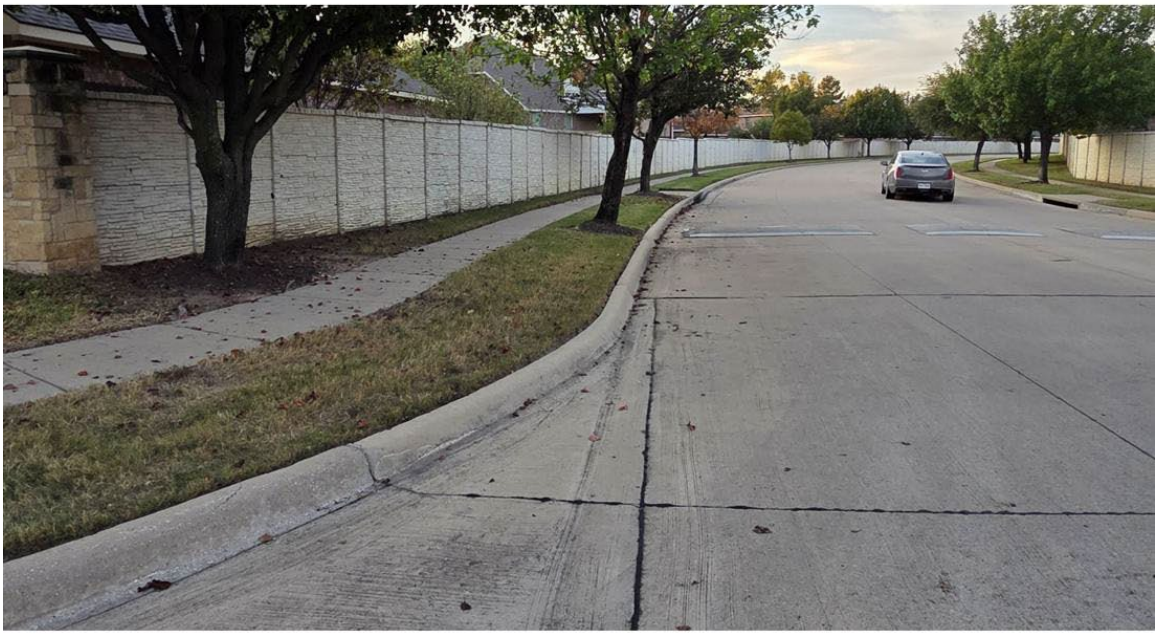
DESIRED LOOK: BENCH ON CONCRETE PAD



Lower image: conceptual rendering of the desired look, not a construction drawing.

View 4: Bench by the screening wall

BEFORE: EXISTING CONDITIONS



DESIRED LOOK: BENCH ON CONCRETE PAD



Lower image: conceptual rendering of the desired look, not a construction drawing.

View 5: Tree replacement in the parkway

BEFORE: EXISTING CONDITIONS



DESIRED LOOK: SHUMARD OAKS



Lower image: conceptual rendering of the desired look, not a construction drawing.

View 6: Garden under the shade trees

BEFORE: EXISTING CONDITIONS



DESIRED LOOK: GARDEN AND BENCH



Lower image: conceptual rendering of the desired look, not a construction drawing.

View 7: Garden strip along the wall

BEFORE: EXISTING CONDITIONS



DESIRED LOOK: GARDEN AND BENCHES



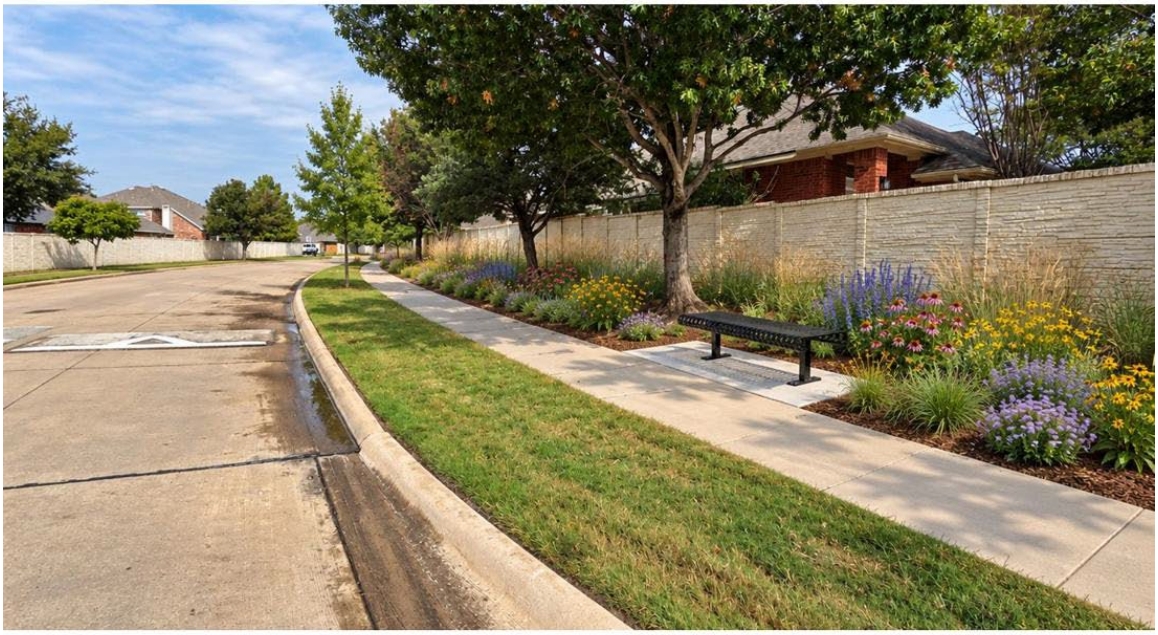
Lower image: conceptual rendering of the desired look, not a construction drawing.

View 8: Garden strip beside the sidewalk

BEFORE: EXISTING CONDITIONS



DESIRED LOOK: GARDEN AND BENCH



Lower image: conceptual rendering of the desired look, not a construction drawing.

Scope of work

The contractor furnishes all labor, materials, equipment and disposal for the items below; subcontracting tree or concrete work is allowed if named in the bid.

A. Tree removal

- Remove four to six Bradford Pear trees in the parkway. Price per tree.
- Grind stumps and surface roots to at least 8 inches below grade; backfill with topsoil.
- Haul away all wood, debris and grindings. Protect the curb, sidewalk, irrigation and adjacent trees.

B. Shumard oak installation

- Furnish and plant one Shumard oak (*Quercus shumardii*), 3-inch caliper, for each tree removed. Price per tree.
- Nursery stock with a straight central leader, free of girdling roots and damage.
- Plant at the proper depth with the root flare visible; stake for one year; 3-inch mulch ring at least 4 feet wide.
- Confirm placement and setbacks from the curb, streetlights, inlets and the intersection with the HOA before planting.

C. Garden bed preparation

- Remove turf in both garden strips; do not spray herbicide over the sidewalk or street.
- Amend soil with at least 3 inches of compost tilled to 6 inches; shape beds.
- Install steel edging along the sidewalk side of each bed.

D. Perennial planting

- Propose a drought-tolerant palette from the Arlington Approved Plant List: perennials, ornamental grasses and pollinator plants, with year-round interest.
- Include a plant schedule (species, container size, quantity) and a simple planting layout that achieves the desired look shown in the before-and-after images.
- Spread 3 inches of shredded hardwood mulch over all beds.

E. Irrigation conversion

- Convert the existing spray zones in the new beds to drip irrigation.
- Add bubblers or drip rings for each new oak. Cap or adjust heads so no water hits the sidewalk or street.
- Licensed irrigator to perform and test the work.

F. Benches and pads

- Furnish seven commercial-grade metal benches (powder-coated steel or similar), surface-mounted. Include a cut sheet.
- Pour seven concrete pads on HOA land, sized for each bench: four beside the sidewalk at the garden strips, two in the parkway between the curb and the sidewalk (Views 3 and 4), set back from the curb, and one beside the sidewalk under the trees (View 2); anchor with tamper-resistant hardware.
- Final bench locations set with the HOA.

F3. Entrance gardens and garden bed under the trees

- **Entrance sign bed (View 1):** Remove the river rock and decorative boulder, amend the soil, and replant with drought-tolerant perennials and grasses from the Approved Plant List. Keep the two large shrubs and the sign lighting; protect the sign, its masonry and the existing edging.
- **Entrance wall strip (View 1):** Remove turf along the wall beside the sign, prepare the bed, plant, mulch and add drip irrigation, matching the look of the garden strips.
- **Garden bed under the trees (View 2):** Prepare the bare area, plant shade-tolerant species from the Approved Plant List around the bench pad, mulch, and add drip irrigation. Protect the roots of the existing trees; no heavy equipment or deep tilling within the tree drip lines.

F4. Keep it clean (View 9)

- **Courtesy signs:** Furnish and install two post-mounted aluminum signs (about 12 x 18 inches) reading, for example, "Please help keep our neighborhood clean. Clean up after your pet." Submit a proof for HOA approval before fabrication.
- **Pet waste stations:** Furnish and install two low-profile commercial dog waste stations (bag dispenser plus lidded waste bin), anchored to a small concrete pad or ground mount, with an initial supply of bags.
- **Trash receptacles:** Furnish and install two commercial-grade steel trash receptacles (about 32 gallons, with liner and rain lid), in a finish matching the benches, anchored.
- Place one sign, station and receptacle at each end of the walking route, at locations set with the HOA, beside the sidewalk and clear of the walkway.

G. General

- Call 811 for utility locates before any digging.
- Keep the sidewalk open or safely detoured during work; clean up daily.
- Repair any damage to the curb, sidewalk, wall, irrigation or turf caused by the work.

Contractor requirements

Bids missing any of these items may be rejected.

- **Insurance:** A certificate of insurance showing general liability of at least 1,000,000 dollars per occurrence and workers' compensation as required by Texas law. Name Waterview Estates dba The Island at Enchanted Bay HOA as additional insured before work starts.
- **Licensing:** A Texas Licensed Irrigator (TCEQ) for the irrigation work; an ISA Certified Arborist on the tree work is preferred.
- **Warranty:** At least a one-year replacement warranty on all trees and plants from final acceptance, assuming the HOA keeps irrigation running. State warranty terms in writing.
- **References:** Three references from similar HOA, commercial or municipal landscape jobs in the last three years, with contact names and phone numbers.
- **Site walk:** Attendance is strongly encouraged; schedule a walk-through with Matthew Lee by Monday, November 9. Bidders who skip it accept the site conditions as they are.

Bid form

Price every line on your letterhead in this format, so the HOA can enter each item directly into the grant budget.

Company: _____ Contact: _____

Phone / email: _____

Price each area separately. Homeowners are choosing which of the nine areas to include, and the HOA may award any combination of areas, so every area needs its own subtotal.

Area	Item	Unit	Qty	Unit price (USD)	Total (USD)
View 1	Entrance sign bed: remove rock, amend soil, replant, mulch, drip	lump sum	1		
View 1	Entrance wall strip: bed prep, plants, mulch, drip	lump sum	1		
	View 1 subtotal				
View 2	Garden bed under the trees: bed prep, plants, mulch, drip	lump sum	1		
View 2	Bench and concrete pad, installed	each	1		
	View 2 subtotal				
View 3	Bench and concrete pad in the parkway, installed	each	1		
View 4	Bench and concrete pad in the parkway, installed	each	1		
View 5	Bradford Pear removal, stump grinding, haul-off	per tree	6		
View 5	Shumard oak, 3-inch caliper, installed, staked, mulched, with bubbler	per tree	6		
	View 5 subtotal				
View 6	Garden under shade trees: turf removal, soil prep, plants, mulch, edging, drip	lump sum	1		
View 6	Bench and concrete pad, installed	each	1		
	View 6 subtotal				
View 7	Garden strip along the wall: turf removal, soil prep, plants, mulch, edging, drip	lump sum	1		
View 7	Bench and concrete pad, installed	each	2		

Area	Item	Unit	Qty	Unit price (USD)	Total (USD)
	View 7 subtotal				
View 8	Garden strip beside the sidewalk: turf removal, soil prep, plants, mulch, edging, drip	lump sum	1		
View 8	Bench and concrete pad, installed	each	1		
	View 8 subtotal				
View 9	Courtesy sign, post-mounted, installed	each	2		
View 9	Low-profile commercial dog waste station, installed	each	2		
View 9	Commercial steel trash receptacle, anchored	each	2		
	View 9 subtotal				
	Total, all nine areas				

Mobilization: If your price changes when only some areas are awarded, state any minimum job charge or per-area mobilization fee here: _____

Alternate (optional): Price per additional 3-inch Shumard oak, and any deduct if fewer than six trees are removed.

Attachments: Plant schedule and layout · bench cut sheet · certificate of insurance · warranty terms · three references

Estimated start date and duration: _____

Signature / date: _____

Terms

Award depends on the City of Arlington approving the HOA's grant, expected in January 2027. No work may start before the City issues its Notice to Proceed.

Partial award: Homeowners will choose which areas go into the grant application, so the HOA may award all nine areas or only some of them, at the per-area prices bid.

- **Price hold:** Prices must hold through July 31, 2027.
- **Contingency:** If the grant is not awarded, the HOA may decline to award any contract.
- **Selection:** The HOA board will choose on price, qualifications, references, plant palette and schedule, not necessarily the lowest bid. The HOA may reject any or all bids.

- **Volunteers:** Residents may help with planting or mulching on a scheduled volunteer day under the contractor's direction. Note any credit or coordination this would require.
- **Documentation:** The selected contractor must provide an itemized invoice and paid receipt for grant closeout, and before and after photos are welcome.
- **Payment:** Terms to be set in the contract; state any required deposit in the bid.