



## PROPOSAL REPORT COVER PAGE



Marc Rodriguez  
**FOUR POINTS PROPERTY MANAGEMENT, INC.**

**RFP#:** 475979

**RFP Title:** Entry Fence/Gate, Side Fence, Access  
control  
The\_Ohio\_Condominium\_Association

## ABOUT THIS REPORT

Please review the following Proposal Report in its entirety. Once reviewed, please log into your free, online manager account and report your community's position on the matter within 15 days of close. Reporting the status or outcome of an RFP will instantly give all vendors, who worked diligently in providing a free estimate, the proper notification of where they stand.

### PROMOTING FAIRNESS

These quotes have just gone through a digitized version of a **sealed bidding** process. This means that all vendors have submitted their quotes without any outside parties being able to view, share, or modify any proposals ahead of the bidding close date. The prices and information that are received in the **Proposal Report**, produced at the close of the bidding process, are guaranteed to be the original, unedited quote from every contractor. This process conforms to the strictest sealed bidding laws in the nation.

### CLEANING UP THE MESS

This proposal report utilizes a patent-pending process to **centralize** all related bids for a more **consistent** format. The end result is less paperwork to manage and less time spent on making an informed decision.

### PROTECTING THE COMMUNITY

Each and every vendor who submitted a quote for this RFP has met, or exceeded your predetermined **minimum requirements** for liability insurance, worker's compensation, & licensing. Supporting documents (insurance policies, licenses, etc.) are provided in the proposal packet as part of this sealed bidding process. In addition, every vendor within this report has an "**apple rating**" that is based on the quality of their work and customer service with other communities. This should reduce the likelihood of hiring a "fly by night" contractor that may leave a project unfinished, completed poorly, and/or without warranty.

### UNDERSTANDING A VENDOR'S PRICE

Vendor pricing can vary greatly, even when compared "**apples-to-apples**." Some of the many reasons for varying quotes include acquisition fees, insurances, employee benefits, sales commissions, warranties, capital equipment, quality of workforce and materials, experience of estimators, and profit margin. By having multiple bids through a competitive, sealed bidding process, you have a better chance of a lower cost.

### STAYING ORGANIZED

Any information received through this software system will be saved for future reference and use. This includes pictures, proposals, scopes of work, and any other documents related to a proposal request. All can be retrieved by simply logging into your free online manager account.



**FOUR POINTS PROPERTY MANAGEMENT, INC.**  
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Hialeah, Florida 33010  
**P:** (305) 403-0575

**PROPOSAL REPORT FOR:**

The Ohio Condominium Association  
1550 Drexel Avenue  
Miami Beach, FL 33139


**Summary Details For RFP No.475979:**

Reference Name: Entry Fence/Gate, Side Fence, Access control  
Industry Solicited: Fencing & Gates  
RFP Close Date & Time: 01-11-2013 00:00  
Location where work is to be performed: Common areas

Projected Contract Term: one time

**Proposal Overview Details:**

Proposals Submitted: **1**  
Alt.Proposals Submitted: **0**  
High Bid: **\$450.00**  
Low Bid: **\$450.00**  
Average Bid: **\$450.00**

VENDOR 1

Miami Parking Enforcement LLC
Vendor Apple Rating: 
12058 Sw 131 ave, Miami, Florida 33186
In-House Vendor? <b>No</b>
Company Phone: (305) 722-1252
Extension: 0
Alt.Phone: (786) 303-5722
Alt.Extension: 0
Year Business Established: 2008
Contact: Gustavo Ibanez
miamiparking@gmail.com
Mobile Phone: (305) 926-3051
<b>TOTAL AMOUNT PROPOSED</b>
<b>\$450.00*</b>
Alternate Proposal Provided?
<b>No</b>
<b>Alt.Price: N/A</b>

\*Designates exception for 1 or more line items. Please see vendor notes for details.

**LINE ITEM #1:** Entry Fence/Gate, Side Fence, Access control.

THIS IS JUST THE SUMMARY SCOPE: PLEASE SEE AND PRICE FOLLOWING LINE ITEMS.

- Installation of new Fencing
- Replacement of Fence elements and gates
- Phonebox and access control items
- Bike Rack

See attached illustration and line item scope for additional detail.

NOTE: The side gate MAY require provisions for Utility Meter access. Please confirm with HOA representative or Property Manager.

**Attachment for Line Item 1: OhioFence.pdf****VENDOR 1:**

**NOTES:**Not bidding on this line

**EXCEPTION(S):** Not bidding on this line

**LINE ITEM #2:** Fencing Additions, Changes, Gates.

Fencing to be Heavy-duty Aluminum or steel, powder coated white.

Please advise and quote on best combination of pricing and durability/longevity and maintenance.

Per mark-up drawing on line item one

- 1) Raise (replace existing metal segments) existing fencing to approx. 7 ft.
- 2) Add fence along right side of building. See also attached photo for location between buildings.
- 3) Extend fencing as indicated on drawing.
- 4) Remove/cut wall section per drawing. Please quote for finishing of cut wall, or at minimum clearly state in Exceptions that the finishing is not included.
- 5) Add 3 gates per drawing. PLEASE NOTE THAT THE DRAWING IS NOT TO SCALE. Front gates are to be current widths.
- 6) BOTH front gates are to be equipped for remote release mechanism.
- 7) Gate exit handles MUST be collared to prevent actuation from the front. If necessary, additional bars should be added to assure an unauthorized person cannot "reach in" and open the gates.
- 8) Gates shall all have weatherproof and vandal-resistant positive-close mechanisms.

NOTE: The side gate MAY require provisions for Utility Meter access. Please confirm with HOA representative or Property Manager.

**Attachment for Line Item 2:FrontGates-SideFence.png****VENDOR 1:**

**LINE ITEM PRICE: \$ 0.00**

**NOTES:**Not bidding on this line

**EXCEPTION(S):** Not bidding on this line

**LINE ITEM #3:** Remote gate actuation/phone box.

The front center gate requires a telephone-integrated call box.

This shall be integrated with the existing access system, and allow remote release of the front 2 gates.

This item shall include all wiring, integration, actuators, phone box, and so forth along with installation, testing, and training on use for manager and condo representatives.

NOTE: The side gate MAY require provisions for Utility Meter access. Please confirm with HOA representative or Property Manager.

**Attachment for Line Item 3:FrontGates-Fence.png****VENDOR 1:**

**LINE ITEM PRICE: \$ 0.00**

**NOTES:**Not bidding on this line

**EXCEPTION(S):** Not bidding on this line

**LINE ITEM #4:** Bike Rack.

Please also quote for a secure bike rack in the front courtyard as indicated on the line item #1 attachment.

We are open to alternate styles, but rack should be permanently secured and accommodate at least 6 locked bicycles.

**Attachment for Line Item 4:None**

**VENDOR 1:**

**LINE ITEM PRICE: \$ 450.00**

**NOTES:**This price includes ground installation and hardware.

**EXCEPTION(S):** none

**ATTACHMENT(S):** Est\_38\_from\_Miami\_Parking\_E.pdf

**ATTACHMENT(S):** floormount.png

**ATTACHMENT(S):** wallmount.png

**SPECIAL REQUIREMENTS -- Vendors meet the following requirements:**

**VENDOR 1:**

**GENERAL NOTES:**

This price includes ground installation and hardware.

**GENERAL EXCEPTION(S):**

none.

**Insured**

General Liability

Minimum Liability Insurance Amount Required:\$

**VENDOR 1:**

General Liability Insurance: [Liability\\_Insurance\\_Requirement\\_Waived\\_for\\_this\\_business\\_enterprise.pdf](#)

W-9: [W9.pdf](#)

WARRANTY-INFO: No Files

Warranty: 90 day warranty on installation. Warranty is void if it is because of vandalism.