



PROPOSAL REPORT COVER PAGE



Jovany Santos
Affinity Management Services

RFP#: 563250

RFP Title: Concrete, floor and banister
Creek_Club_3

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.

PROPOSAL REPORT FOR:

Creek Club 3
8040 Tatum Water Way Dr.
Miami Beach, FL 33141







Summary Details For RFP No.563250:

Reference Name: Concrete, floor and banister
Industry Solicited: General Contractors
RFP Close Date & Time: 11-26-2012 14:00
Location where work is to be performed: Common areas

Proposal Overview Details:

Proposals Submitted: **3**
Alt.Proposals Submitted: **0**
High Bid: **\$24,000.00**
Low Bid: **\$6,003.00**
Average Bid: **\$16,013.33**

Projected Contract Term: One time

VENDOR 1	VENDOR 2	VENDOR 3
		
Arpin & sons	First Florida Services	Restore Construction Group, Inc.
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
4920 N Dixie Hwy , Oakland Park, Florida 33334	1097 Jupiter Park Lane, Jupiter, Florida 33458	3149 John P. Curci Drive, Pembroke Park, Florida 33009
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (954) 772-8345	Company Phone: (561) 290-1795	Company Phone: (954) 985-5353
Extension: 0	Extension: 0	Extension: 0
Alt.Phone: () -	Alt.Phone: () -	Alt.Phone: (954) 624-6147
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1980	Year Business Established: 2009	Year Business Established: 2006
Contact: Don Arpin	Contact: John Tague	Contact: Norge Arnaiz
arpin2@bellsouth.net	info@firstflservices.com	norgea@ RestoreConstructionGroup.com
Mobile Phone: (954) 772-3699	Mobile Phone: (561) 301-6009	Mobile Phone: (305) 796-7239
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$24,000.00	\$6,003.00*	\$18,037.00*
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
No	No	No
Alt.Price: N/A	Alt.Price: N/A	Alt.Price: N/A

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

RFP TASKS REQUESTED

LINE ITEM #1: Concrete, floor and banister.

- 1) First and second floor court yard walks:
Pressure clean and apply two coats of acrylic concrete deck paint.
- 2) Paint ALL Gates and Railings

Attachment for Line Item 1:None

VENDOR 1:

LINE ITEM PRICE: \$ 6,000.00

NOTES:Prime and coat deck and railings.

VENDOR 2:

LINE ITEM PRICE: \$ 2,955.00

NOTES:Repaint deck with two coats of acrylic concrete paint.

Also repaint all railing
Please see attached proposal!

EXCEPTION(S): NONE

ATTACHMENT(S): [Estimate_affinity_tatum_property_1.pdf](#)

VENDOR 3:

LINE ITEM PRICE: \$ 15,652.00

NOTES:Pressure clean and apply two coats of acrylic concrete deck paint from Benjamin Moore Paints to first and second floor court yard walks priced separately.

First floor decks \$4,796.00

Second floor decks \$4,202.00

Remove surface rust spot prime and apply two coats of Benjamin Moore DTM Paint to all railings in court yard area and front entrance gates priced separately.

Railings \$ \$5,310.00

Entrance Gates \$1,344.00

EXCEPTION(S): All permits will be billed at cost + \$800.00 expediting fee + 20%.

ATTACHMENT(S): [Brisas_Del_Mar_12-258_pdf_\(2\).pdf](#)

LINE ITEM #2: Drainage .

There is a spot that accumulates water in the rear of the building near unit 10. This needs a drain to be piped just out of the location, and may require running under a short section of concrete to drain into the canal.

Attachment for Line Item 2:None

VENDOR 1:

LINE ITEM PRICE: \$ 12,000.00

NOTES:This can't drain to the canal, would need to tie into existing drains. Estimated number only, would have to be further explored for final number, which may be higher or lower.

VENDOR 2:

LINE ITEM PRICE: \$ 1,500.00

NOTES:Install floor level french drain by both doors of unit 10

Includes cutting concrete and repatching.

EXCEPTION(S): NONE

VENDOR 3:

LINE ITEM PRICE: \$ 600.00

NOTES:Install drain pipe at unit 10 to relieve water ponding at entrance door area, this 2" pipe would run under planter and back entrance walk and drain into lower planter area west of building.

EXCEPTION(S): NONE

LINE ITEM #3: Pavers.

Install pavers on top of concrete apron from west step to sea wall to raise level of apron so water flows over sea wall instead of

accumulating at the building.

Attachment for Line Item 3:None

VENDOR 1:	LINE ITEM PRICE: \$ 6,000.00
NOTES:Install 1" pavers to specified area.	
VENDOR 2:	LINE ITEM PRICE: \$ 1,548.00
NOTES:Install molded poly squares in natural paver colors. These will work better than traditional pavers with deflecting water over the wall and will give us better life with closeness to salt water.	
EXCEPTION(S): NONE	
VENDOR 3:	LINE ITEM PRICE: \$ 985.00
NOTES:Install pavers on top of concrete apron from west step to sea wall to raise level of apron so water flows over sea wall.	
EXCEPTION(S): NONE	

VENDOR 1:

\$ 0.00

VENDOR 2:

\$ 0.00

VENDOR 3:

\$ 800.00

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

VENDOR 1:

GENERAL NOTES:

Permitting or engineering if required not included.

GENERAL EXCEPTION(S):

None

VENDOR 2:

GENERAL NOTES:

Any alterations or deviations from above specifications involving extra costs will be executed only upon written orders and will be charged over and above this estimates pricing.

Larger projects may require a deposit prior to scheduling. If necessary, 40% of the total will be due at contract signing, 40% due at the inception of the project and the remaining 20% due upon completion.

See attached proposal for all details.

GENERAL EXCEPTION(S):

None

VENDOR 3:

GENERAL NOTES:

50 % Deposit Balance upon Completion. If payment is not received in the allotted time frame a 1.5% monthly late fee will apply until paid.

If Applicable: Please note that the unit prices are based upon estimated quantities which could vary significantly plus or minus except Lump Sum Items. Concrete repair is to be performed in accordance with ICRI standards and recommendations. Restore Construction Group, Inc. cannot be held responsible for any items broken or damaged due to vibration or any water intrusions. The owner is to provide water and electric at no cost to the Contractor. The Contractor will not be responsible for any roof damages, landscaping located under or around the work area, asphalt parking area, sliding glass doors, window screens, vertical blinds or any type of window systems. The owner will remove any personal property and vehicles out of the work area before work will start. Restore Construction Group, Inc. will not be held responsible for any floor coverings such as tile, carpet, etc., that may be damaged as a result of the work. Please note Restore Construction Group, Inc. will only be held responsible for negligent damages for the items outlined above. All permits will be billed at cost + \$800.00 expediting fee + 20%.

The Engineer, will determine negligent damages. Please take note that the Engineer will do inspections on all phases of the work and any possible damages deemed "negligent" will need to be addressed in the written inspection reports documented by the project Engineer, if the items were not previously documented as negligent damage in the Engineering reports, then the items will be considered non negligent damages. The Contract amount will be based upon unit cost indicated for the actual amount of concrete repair performed. Lump Sum and unit cost bids shall include all material, labor, equipment, shoring, scaffolding, and clean-up, unless it is specifically identified that it is not by issuing separate pricing for the above mentioned items. In the event of a discrepancy between the amount shown in both words and in figures above the amount shown in words shall govern. Please note in the event of a conflict between these provisions and any other contract document this document shall govern above all others.

GENERAL EXCEPTION(S):

None

Licensed

Occupational

Insured

Worker's Comp

Worker's Comp. Exemptions NOT Accepted

General Liability

Minimum Liability Insurance Amount Required: **\$1,000,000.00**

Property Association MUST Be Listed As An "Additional Insured"

VENDOR 1:

Occupational License: [Occupational_Licenses-.pdf](#)

Professional License: [CGC013698_Exp_8-31-14.pdf](#), [PE28585_Exp_2-28-13.pdf](#)

General Liability Insurance: [GL-COI_Exp1-9-13.pdf](#)

Workers Comp Insurance: [WC_UpdateExp2-25-13-1Pg.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: No text entered. If no attachment is provided, please contact vendor.

VENDOR 2:

Occupational License: [Business_Tax_Receipt_.pdf](#)
Professional License: [CGC1519779_Exp8-31-14.pdf](#)
General Liability Insurance: [FFS_GL-COI_Exp7-18-13.pdf](#),[FFS_GL-COI_Exp7-18-13.pdf](#)
Workers Comp Insurance: [FFS_WC-COI_Exp10-1-13.pdf](#)
W-9: [W-9.pdf](#)
WARRANTY-INFO: No Files
Warranty: 12 Months.

VENDOR 3:

Occupational License: [Restore-HollywoodBusinessTax-Exp9-30-13.pdf](#)
Professional License: [CGC1515037_Exp8-31-2014.pdf](#)
General Liability Insurance: [RestoreCOI-Exp2-1-13.pdf](#)
Workers Comp Insurance: [RestoreCOI-Exp2-1-13.pdf](#)
W-9: [W-9_Restore_Construction.pdf](#)
WARRANTY-INFO: No Files
Warranty: N/A