

Micheline Peacock
Association Services of Florida

RFP#: 735368

RFP Title: A/C Replacement for Elevator Mech. Room
Florida Ocean Club Condominium Association Inc

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:

Florida Ocean Club Condominium Association Inc
 17275 Collins Avenue
 Sunny Isles, FL 33160

Summary Details For RFP No.735368:

Reference Name: A/C Replacement for Elevator Mech. Room
 Industry Solicited: HVAC - Heating, Ventilation, Air Conditioning
 RFP Close Date & Time: 01-18-2013 10:00
 Location where work is to be performed: Other

Projected Contract Term: Single Service

Proposal Overview Details:

Proposals Submitted: **2**
 Alt.Proposals Submitted: **0**
 High Bid: **\$8,351.00**
 Low Bid: **\$7,950.00**
 Average Bid: **\$8,150.50**

VENDOR 1	VENDOR 2
	
SMC Air Conditioning	Complete Commercial Repair, Inc
Vendor Apple Rating: 	Vendor Apple Rating: 
8925 SW 49TH ST, COOPER CITY, Florida 33328	2175 N Andrews Avenue Exd, Pompano Beach, Florida 33069
In-House Vendor? No	In-House Vendor? No
Company Phone: (954) 562-8161	Company Phone: (954) 562-1793
Extension: 0	Extension: 0
Alt.Phone: (954) 562-8161	Alt.Phone: (954) 968-2908
Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2006	Year Business Established: 1982
Contact: Andres Garcia	Contact: John Morales
E-mail: andres@smcac.com	E-mail: COOL12@BELLSOUTH.NET
Mobile Phone: () -	Mobile Phone: () -
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$8,351.00	\$7,950.00*
Alternate Proposal Provided?	Alternate Proposal Provided?
No	No
Alt.Price: N/A	Alt.Price: N/A

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

LINE ITEM #1: Project Goal - Install new split system unit.

Install a split system A/C unit in the elevator mechanical room on the roof. Contractor should provide a/c calculations for system show correct tonnage of unit [size needed], estimated labor, material/ unit costs, any foreseen problem issues, must be permitted work, Objective is to provide a/c so equipment does not overheat

Looking for any recommendations - if there is a better application

Note: We do not believe this to be a major project, just the replacement of a wall unit which keeps freezing up and which the electrical outlet is under a/c unit (not the best location believed for this application)

Attachments for Line Item 1:None**SMC Air Conditioning:****LINE ITEM PRICE: \$ 8,351.89****NOTES:**

- Installation of one (1) air conditioning split system with no heater: Brand: RHEEM Model: RHALFR Tons/Seer: 1.5 / 13 - Furnish & install new: Air handler stand Overflow switch Digital thermostat C.U Vibration pads Insulated refrigerant cooper lines Condensate drain line Condensing unit "L" stand Hurricane tie downs - Make opening through wall for pipes from Air Handler to Condenser Transportation to the location of installation. - Removal and disposal of wall a/c unit Seal hole left by removal of wall a/c unit and paint (paint color needs to be provided by assoc.) - Scaffold Rental Transportation Assembly & Dis assembly - Includes Load calculation Engineering sealed blue print Mechanical processing of permit with city Mechanical permit fee Electrical processing of permit with city Electrical permit fee Labor and materials

EXCEPTION(S): NONE

ATTACHMENT(S): [_003676_Florida_Ocean_Club_Condominium.pdf](#)

**Complete Commercial
Repair, Inc:****LINE ITEM PRICE: \$ 7,950.00****NOTES:**

Install a new 4-ton split system air conditioning system the elevator mechanical room located on the rooftop. Install a new stand inside the mechanical room, mount the new air handler to the stand and install a new drain pan. Install a new stand on the rooftop and attach to wall, mount new condensing unit to the stand and attached (tie-down) unit per current South Florida Building Codes. Run / Install copper freon line and electric wire, and two (2) float switches. Attach supply ductwork to new condensing unit. Includes engineering (heat load calculations) and permit fees.

EXCEPTION(S): If new air conditioning unit electric has to be tied into the existing generator electric, there would be an additional charge for that work.

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

SMC Air Conditioning:

GENERAL NOTES:

Completion: 2 to 3 Business Days (regular business hours) Note: Current proposal according to site inspection, any deviation required by city or owner will need to be re-quoted. All work will be performed according to the above scope of work, any deviation from such involving changes and extra cost, will be executed only upon written, signed change order and will be subject to charge over and above this proposal price. A finance charge of 1.5% (18 % yearly) will be charged on balance over 30 days. All material supplied by SMC Air Conditioning shall remain property of SMC Air Conditioning until the contract work plus any work has been paid. Cost incurred as a result of non-payment, including court cost, late fees, collection fees, attorney fee, etc will be paid by the customer. SMC Air Conditioning is not responsible for any existing code violations.

GENERAL EXCEPTION(S):

None

Complete Commercial Repair, Inc:

GENERAL NOTES:

Above price includes engineering (heat load calculations), city permit fees, equipment, parts / materials and basic electric hook-up. Terms: 50% Deposit due on Acceptance (Awarding) of Proposal / 50% Balance due on Completion of Work

GENERAL EXCEPTION(S):

None

Licensed

Professional
Occupational

Insured

Worker's Comp
Worker's Comp. Exemptions NOT Accepted
General Liability
Minimum Liability Insurance Amount Required: **\$500,000.00**
Property Association MUST Be Listed As An "Additional Insured"

SMC Air Conditioning:

Occupational License:

[Broward_County_Occ._Lic._Oct_31-12_to_Sept_30-13.pdf](#), [Cooper_City_Occupational_Licenses_20121001_to_20130930.pdf](#)

Professional License: [Mechanical_Contractor_Lic..pdf](#)

General Liability Insurance: [Certificate_of_Liability_Insurance.pdf](#)

Workers Comp Insurance: [Certificate_of_Liability_Insurance.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: One (1) Year on Installation by SMC Air Conditioning. Rheem 5 Year Compressor & 1 Year Parts

Complete Commercial Repair, Inc:

Occupational License: [Broward_Co_Bus_Lic_12-13.pdf](#), [Pompano_Beach_Bus_Lic_12-13.pdf](#)

Professional License: [FL_Contractor_License_12-14.pdf](#)

General Liability Insurance: [CAMassistant_COI_GL-auto.pdf](#)

Workers Comp Insurance: [CAMassistant_COI_WC.pdf](#)

W-9: [CAMassistant_W9.pdf](#)

WARRANTY-INFO: No Files

Warranty: Not Specified