



## PROPOSAL REPORT COVER PAGE



Lee Hunt  
**Sheffield D COA**

**RFP#:** 965473

**RFP Title:** Exterior Painting  
Sheffield D 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.



**Sheffield D COA**  
C/O 87 Sheffield D  
West Palm Beach, Florida 33417  
P: (561) 202-8460

**PROPOSAL REPORT FOR:**

Sheffield D Condominium Association  
87 Sheffield D  
West Palm Beach, FL 33417

**Summary Details For RFP No.965473:**

Reference Name: Exterior Painting  
Industry Solicited: Painting/Wallpaper/Staining/Waterproofing  
RFP Close Date & Time: 01-27-2012 13:00  
Location where work is to be performed: Common areas

**Proposal Overview Details:**

Proposals Submitted: **6**  
Alt.Proposals Submitted: **7**  
High Bid: **\$18,135.00**  
Low Bid: **\$4,775.00**  
Average Bid: **\$9,278.00**

Projected Contract Term: One-Time

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
Orion Contracting	Milex Contractors, Inc	PD Painting, Inc.	Arpin & sons
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
312 S. Old Dixie Hwy. , Jupiter, Florida 33458	3234 nw 60th Street, Boca Raton, Florida 33496	3438 Frontier Avenue, Lake Worth, Florida 33467	4920 N Dixie Hwy , Oakland Park, Florida 33334
In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>
Company Phone: (561) 745-7800	Company Phone: (561) 995-0404	Company Phone: (561) 422-1951	Company Phone: (954) 772-8345
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: (561) 745-7800	Alt.Phone: ( ) -	Alt.Phone: ( ) -	Alt.Phone: ( ) -
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2002	Year Business Established: 1995	Year Business Established: 2004	Year Business Established: 1980
Contact: Paul Damigos	Contact: Thomas Liberati	Contact: Daniel Pena	Contact: Don Arpin
orioncontracting@ bellsouth.net	tom@milexcontractors.com	info@pdpaintinginc.com	arpin2@bellsouth.net
Mobile Phone: (561) 662-0946	Mobile Phone: (561) 756-3669	Mobile Phone: (561) 644-3419	Mobile Phone: (954) 772-3699
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$6,600.00*</b>	<b>\$7,200.00*</b>	<b>\$0.00*</b>	<b>\$9,680.00</b>
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>

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



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VENDOR 5	VENDOR 6
	
Colorpro Finishers, LLC	GOT-IT-COVERED
Vendor Apple Rating: 	Vendor Apple Rating: 
2906 Fontana Lane, Royal Palm Beach, Florida 33411	1625 S.W. 1st. WAY,SUITE C6, DEERFIELD BEACH, Florida 33441
In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>
Company Phone: (561) 202-2720	Company Phone: (954) 428-2950
Extension: 0	Extension: 0
Alt.Phone: (561) 202-2720	Alt.Phone: (954) 931-7202
Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2004	Year Business Established: 2008
Contact: Alvaro Ahad	Contact: MARK PETRICH
al@colorprofinishers.com	sjhume62@hotmail.com
Mobile Phone: (561) 889-8522	Mobile Phone: (954) 658-0261
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$18,135.00*</b>	<b>\$4,775.00*</b>
Alternate Proposal Provided?	Alternate Proposal Provided?
<b>No</b>	<b>No</b>
<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>

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

**LINE ITEM #1:** Exterior Painting.

Surfaces to Paint/Finish -

Walkways:

Approx Horizontal area: 480 ft x 4.5 ft

Color: TBD

Bannisters/Rails:

Approx Dimensions: 240ft x 4ft

Color: TBD

Front Face of Building:

Approx: Dimensions: 240 ft. x 2 floors. FRONT FACE ONLY for this proposal.

Color: White to match existing.

Surface Preparation/Primer per Vendor recommendation.

**Attachments for Line Item 1:None****Orion Contracting:****NOTES:** NONE**EXCEPTION(S):** ceilings, windows and doors**Milex Contractors, Inc:****NOTES:**

Pressure wash, hand scrape any loose/peeling surfaces

**EXCEPTION(S):** NONE**PD Painting, Inc.:****EXCEPTION(S):** This Vendor did not complete a proposal**Arpin & sons:****NOTES:**

Fronts of 3 bldg., upper &amp; lower , include facis

**EXCEPTION(S):** NONE**Colorpro Finishers, LLC:****NOTES:**

All surfaces to be painted shall be pressure cleaned, caulked, mechanically sanded, and primed

**EXCEPTION(S):** NONE**GOT-IT-COVERED:****NOTES:**

All Surfaces to be painted Shall be pressure clean with aprox. 3000 psi applying a chlorine wash during cleaning. All areas need to be sealed prior to finish coat. After sealer is applied all cracks shall be filled with a elastomeric patching compound and or caulking material, all window frames, door frames and any voids 90 degree angles shall be caulked in. After prep is complete the finish shall be applied we recommend a 100% acrylic latex paint (satin) finish for walls and ballustrades, the railing cap shall receive same product in a semi gloss finish for durability. Once walkways have been cleaned it is recommended all expansion joints be re-opened and done properly, (we will give you a line item price for that) Once all joints are fixed to insure no leaks then we can apply the deck coating we would apply a TUFF-TOP product from BENJAMIN MOORE with extra non skid additive.

**EXCEPTION(S):** NONE**LINE ITEM #2:** Exterior Paint: Walkways.

See Dimensions Above:

This must be high durability (10 year) NON-SKID and SLIP RESISTANT surface.

Color is to be determined based on those available for proposed surface.

PLEASE ALSO PROVIDE AN ALTERNATE BID for a non-skid epoxy-type surface if available through your firm.

**Attachments for Line Item 2:None****Orion Contracting:****LINE ITEM PRICE:** \$ 2,000.00**NOTES:**

There is no 10 year floor system available We will offer a 1 year warranty for the floor painting.

**EXCEPTION(S):** NONE

<b>Milex Contractors, Inc.:</b>	<b>LINE ITEM PRICE:</b> \$ 2,100.00
<b>NOTES:</b> Pressure wash, hand scrape any loose/peeling surfaces. Includes steps, treads, risers of stairways. At your request we will include Shark-Grip, added to paint. Though this provides some addition grip, it in no way assures fall or trip prevention. There are other solutions, but based on our conversation these would be cost prohibitive. <b>EXCEPTION(S):</b> Not included in this pricing: Repair of expansion joints at catwalks, replace backerrod below surface of catwalk and fill with expandable material: \$125.00 Each.	
<b>PD Painting, Inc.:</b>	<b>LINE ITEM PRICE:</b> \$ 0.00
<b>Arpin &amp; sons:</b>	<b>LINE ITEM PRICE:</b> \$ 2,175.00
<b>NOTES:</b> upper & lower incl. stairs, 3 bldgs, bonding primer & paint <b>EXCEPTION(S):</b> NONE	
<b>Colorpro Finishers, LLC:</b>	<b>LINE ITEM PRICE:</b> \$ 4,200.00
<b>NOTES:</b> Grind loose all expansion joints, cut out existing filler, clean with Xylene for adhesion and caulk with SikaFlex 1A. Apply anti skid aggregate to paint material for non skid performance Typical to all buildings. Apply 2 coats of 4-4210 Permarette Acrylic Floor Enamel to walkways and floors <b>EXCEPTION(S):</b> 10 year warranty	
<b>GOT-IT-COVERED:</b>	<b>LINE ITEM PRICE:</b> \$ 1,800.00
<b>NOTES:</b> PLEASE NOTE IT IS RECOMMEND TO APPLY 2 COATS TO WALKWAYS REGARDLESS OF COLOR CHANGE THE ONE WALKWAY LEADING AWAY FROM THE BUILDING THAT WAS NEVER PAINTED WILL RECEIVE ONE COAT OF A CLEAR CONCRETE COATING. <b>EXCEPTION(S):</b> EXPANTION JOINTS WILL BE \$25 L.F. THIS IS NOT INCLUDED, BUT HIGHLY RECOMMENDED	

**LINE ITEM #3:** Exterior Paint: Banisters/Rails.

See Dimensions Above:

Rail surface to be highly resileant to soiling and staining, easily cleanable.

Rail and banister finishes must be high durability (10 year) finish.

Color is to be determined based on those available for proposed surface.

PLEASE ALSO PROVIDE AN ALTERNATE BID for a "Permanent Coating" solution (ie: Rhino Coat, epoxies or equiv).

**Attachments for Line Item 3:None**

<b>Orion Contracting:</b>	<b>LINE ITEM PRICE:</b> \$ 2,000.00
<b>NOTES:</b> NONE <b>EXCEPTION(S):</b> NONE	
<b>Milex Contractors, Inc.:</b>	<b>LINE ITEM PRICE:</b> \$ 3,400.00
<b>NOTES:</b> Pressure wash and paint all handrails and ballusters with satin or flat finish latex paint. Includes caulking base of each balluster. This included Railings and ballusters for 3 staircases. <b>EXCEPTION(S):</b> NONE	
<b>PD Painting, Inc.:</b>	<b>LINE ITEM PRICE:</b> \$ 0.00
<b>Arpin &amp; sons:</b>	<b>LINE ITEM PRICE:</b> \$ 2,980.00
<b>NOTES:</b> Balcony handrails on 3 bldg.... D caulk at slab, uprites satin & rail w/ washable paint <b>EXCEPTION(S):</b> NONE	
<b>Colorpro Finishers, LLC:</b>	<b>LINE ITEM PRICE:</b> \$ 6,060.00
<b>NOTES:</b> Grind loose paint and concrete, clean around bottom of Ballisters, and caulk with Perma-crete Polyurea Join Filler. Apply 2 coats of 919 Advantage 900 Semi-Gloss Acrylic Enamel. 7 year warranty <b>EXCEPTION(S):</b> NONE	
<b>GOT-IT-COVERED:</b>	<b>LINE ITEM PRICE:</b> \$ 1,325.00

**NOTES:**

TOP CAP OF BALASTRADE SHALL RECEIVE A SEMI-GLOSS FINSH

**EXCEPTION(S):** NONE**LINE ITEM #4:** Exterior Paint: Front Building Faces.

See Dimensions Above:

Finishes must be high durability (10 year) finish.

Color is White, to match existing building color.

PLEASE ALSO PROVIDE AN ALTERNATE BID for a "Permanent Coating" solution (ie: Rhino Coat or equiv).

**Attachments for Line Item 4:**None**Orion Contracting:****LINE ITEM PRICE:** \$ 2,600.00**NOTES:**

no ceilings included

**EXCEPTION(S):** NONE**Milex Contractors, Inc:****LINE ITEM PRICE:** \$ 1,700.00**NOTES:**

Pressure wash and fill all cracks with either elastameric or expandable material depending on size of crack. Finish with satin or flat finish paint.

**EXCEPTION(S):** NONE**PD Painting, Inc.:****LINE ITEM PRICE:** \$ 0.00**Arpin & sons:****LINE ITEM PRICE:** \$ 4,525.00**NOTES:**

3 bldgs upper &amp; lower &amp; facia.....no alternate for permanent coating

**EXCEPTION(S):** NONE**Colorpro Finishers, LLC:****LINE ITEM PRICE:** \$ 7,875.00**NOTES:**

Pressure clean all surfaces exterior walls, floors and stairs to be painted. Apply 2coats of Porter Acry-Shield Exterior 100% Scylic Flat with 7 year manufacture warranty. Porter Paint

**EXCEPTION(S):** NONE**GOT-IT-COVERED:****LINE ITEM PRICE:** \$ 1,650.00**NOTES:**

WE ALSO RECOMMEND TO PAINT THE STUCCO UNDER THE STAIRS - WE ARE INCLUDING THIS IN THE TOTAL COST.

**EXCEPTION(S):** NONE**LINE ITEM #5:** Miscellaneous.

Please read, complete, and submit with your final RFP proposal the included attachment titled "Contractor Questionnaire 113011". As a convenience, the form is provided in both .doc and .docx formats for MS word.

**Attachments for Line Item 5:**None**Orion Contracting:****NOTES:** NONE**EXCEPTION(S):** NONE**Milex Contractors, Inc:****NOTES:**

THESE ITEMS ARE NOT INCLUDED IN TOTAL: To paint overhangs and ceilings, Pressure wash and fill all cracks with either elastameric or expandable material depending on size of crack. Finish with satin or flat finish paint: Add \$1550.00 There are other joint areas at junctions of buildings where stucco is cracked. As needed, chip, lath, restucco. approx. 6 location at \$225.00 each. Paint new sidewalk from building to parking lot: \$200

**EXCEPTION(S):** NONE**PD Painting, Inc.:**

Arpin & sons:	
<b>NOTES:</b> NONE <b>EXCEPTION(S):</b> NONE	
Colorpro Finishers, LLC:	
<b>NOTES:</b> NONE <b>EXCEPTION(S):</b> NONE	
GOT-IT-COVERED:	
<b>NOTES:</b> NONE <b>EXCEPTION(S):</b> NONE	

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

**Orion Contracting:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**Milex Contractors, Inc:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**PD Painting, Inc.:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**Arpin & sons:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**Colorpro Finishers, LLC:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**GOT-IT-COVERED:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**Licensed**

**Bonded**

**Insured**

Worker's Comp

General Liability

Minimum Liability Insurance Amount Required:\$

**Orion Contracting:**

Occupational License: [If\\_Awarded\\_and\\_if\\_Required\\_by\\_Jurisdiction.pdf](#)

Professional License: [CGC1504853\\_Exp8-31-14.pdf](#)

General Liability Insurance: [General\\_Liability\\_2013.pdf](#)

Workers Comp Insurance: [OCT-WC\\_COI\\_Exp12-31-13.pdf](#)

W-9: [W9\\_img005.pdf](#)

WARRANTY-INFO: No Files

Warranty: 10 years on walls and balusters 1 year on the floor

**Milex Contractors, Inc:**

Occupational License: [If\\_Awarded\\_and\\_if\\_Required\\_by\\_Jurisdiction.pdf](#)



Professional License: [CGC1505337\\_Exp.08-31-14.pdf](#)  
General Liability Insurance: [CertificateOf\\_Insurance\\_Exp.8-3-13.pdf](#)  
Workers Comp Insurance: [MilexWC\\_COI\\_Exp1-1-14.pdf](#)  
W-9: [W-9.pdf](#)

WARRANTY-INFO: No Files

Warranty: If new paint separates from existing layer. We can not guarantee that prior coatings will not separate in the future.

#### PD Painting, Inc.:

Occupational License: [If\\_Awarded\\_and\\_if\\_Required\\_by\\_Jurisdiction.pdf](#)  
Professional License: [License\\_Palm\\_Beach.pdf](#)  
General Liability Insurance: [PD\\_GL\\_COI\\_Exp9-17-13.pdf](#)  
Workers Comp Insurance: [PD\\_WC\\_COI\\_Exp1-4-14.pdf](#)  
W-9: [W-9\\_Form.pdf](#)  
WARRANTY-INFO: No Files  
Warranty: Not Specified

#### Arpin & sons:

Occupational License: [Occupational\\_Licenses-.pdf](#)  
Professional License: [CGC013698\\_Exp\\_8-31-14.pdf](#), [PE28585\\_Exp\\_2-28-13.pdf](#)  
General Liability Insurance: [COI\\_GL\\_2013.pdf](#)  
Workers Comp Insurance: [WC\\_UpdateExp2-25-13-1Pg.pdf](#)  
W-9: [W9-Arpin.pdf](#)  
WARRANTY-INFO: No Files  
Warranty: 5 yr mat'l & 1.5 yr labor

#### Colorpro Finishers, LLC:

Occupational License: [PBnew\\_cert\\_of\\_competency.pdf](#), [BrowardLicense.pdf](#)  
Professional License: [MI-DadeLicense-10.pdf](#)  
General Liability Insurance: [ColorProCOI\\_Exp11-17-13.pdf](#)  
Workers Comp Insurance: [ColorProCOI\\_Exp11-17-13.pdf](#)  
W-9: [W-9.pdf](#)  
WARRANTY-INFO: No Files  
Warranty: Most is 7 year warranty on building surface. N

#### GOT-IT-COVERED:

Occupational License: [If\\_Awarded\\_and\\_if\\_Required\\_by\\_Jurisdiction.pdf](#)  
Professional License: [CGC1518855\\_Exp\\_08-31-14.pdf](#)  
General Liability Insurance: [CertificateofInsuranceUpdated.pdf](#)  
Workers Comp Insurance: [CertificateofInsuranceUpdated.pdf](#)  
W-9: [W-9.pdf](#)  
WARRANTY-INFO: No Files  
Warranty: 7 YEARS ON STUCCO SURFACES