



PROPOSAL REPORT COVER PAGE



Albert Pantaleon
Logic Property Management, LLC

RFP#: 710634

RFP Title: Plumbing Service - Drain Jet/Snake/Maint.

WO36532

Baffly Woods Condominium 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.



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Plumbing Service - Drain Jet/Snake/Maint. WO36532
Baffly Woods Condominium Inc | RFP #710634

Industry Solicited: **Plumbing & Boiler Systems**
Service Location: **Common areas**
Projected Contract Term: **One time**

Closed On: **04-22-2013**
Proposals Submitted: **1**
Alt.Proposals Submitted: **0**

High Bid: **\$3,875.00**
Low Bid : **\$3,875.00**
Average Bid : **\$3,875.00**

DESCRIPTION	VENDOR 1
Company Logo:	No image
Company Name:	J.B. WATERWORKS CORP.
Vendor Apple Rating: (Based on customer surveys & vendor follow through)	 4 Out of 5
Vendor Address:	668 NE 161 ST, NORTH MIAMI, Florida 33162
Contact Name:	JAKE BOADWAY
Office Number:	(305) 766-4306
Alt.Number:	(305) 919-7939
Mobile Number:	(305) 766-4306
Email Address:	JBWATERWORKS@HOTMAIL.COM
Business Established:	2006
General Liability:	\$2,000,000
Workers Comp. Policy?	Exemption Only**
In-House Vendor? (Vendor affiliated with management company)	No
TOTAL AMOUNT PROPOSED:	\$3,875.00*
Alternate Proposal?	No

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

** A certificate of exemption from the state is on file, however there is no actual policy in place to protect the community from liability in the event that a subcontractor is injured on the job (including claims for lost wages)

LINE ITEM #1: Plumbing Service - Drain Jet/Snake/Maint. WO36532.

Snake all sanitary and condensate drainage mains:

There have been issues in the building of water backing up in several units.

We would like your proposal for snaking all sanitary and condensate lines on a four story building, I believe it is 27 lines, and jetting the main.

The Board requests written proposals due to scale of the project.

File(s) Provided to Vendors: None

J.B. WATERWORKS CORP.:

LINE ITEM PRICE: \$ 3,875.00

NOTES: The attached proposal has all the necessary information needed for this request. However, water backing up in different units may be a separate issue from an over all building drain problem.

The first portion to this job will be to clear drain stoppages from all sanitary and condensate stacks. A inch electrical snake cable will be sent down the vent terminals of this 4 story apartment building. A total of 27 combination waste and vent stacks will have the snake cable sent through till the cable reaches the base of each stack and branch drain. The second part to this job will be to pressure jet clean the sewer main on street level. There are two drain cleanout openings located on each half of the building. The water jet cable will be sent through these cleanout openings into the pipe and distributed to point of the city sewer connection.

This quote is itemized for customer's benefit.

1. 27 stacks x \$125 = \$3,375

2. Water jetting sewer main - \$250 x 2 = \$500

TOTAL: \$3,875

EXCEPTION(S): * This job is only a preventative measure for future stoppages. Any excessive amounts of food and paper discharged into the building sewer will eventually cause reoccurring drain problems. This sewer stoppage situation could also be a significant sign to a more serious problem. Cracked or broken pipe can also cause stoppages. It is highly recommended that the building drain and sewer be inspected by a video camera snake. The camera inspections could possibly pin point problems in the piping. A separate quote for this work can be given if interested.

GENERAL NOTES & WARRANTY:

J.B. WATERWORKS CORP.:

GENERAL NOTES:

Please review attached proposal file.

WARRANTY:

This job is considered a one time maintenance procedure. No warranty can be given for this type of work.

ATTACHMENT(S): No Files

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

J.B. WATERWORKS CORP.:

Professional License: [license_info_2013.pdf](#)

General Liability Insurance: [JB_GL_COI_Exp3-22-14.pdf](#)

Workers Comp Insurance: [license_info_2013.pdf](#)

W-9: [Scan.pdf_CONTRACT_WORK.pdf](#)