



## PROPOSAL REPORT COVER PAGE



Melissa Abril

**Marquis I of Coral Way**

**RFP#: 230394**

**RFP Title:** Engineering Review & Scope - Highrise Repairs

**MARQUIS I OF CORAL WAY CONDOMINIUM ASSOC**

## 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.

### 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.

**THIS IS NOT A SEALED BID. ALL PRICES WERE VISIBLE UPON BID SUBMISSION FROM VENDORS.**



**Marquis I of Coral Way**  
 280 sw 20 rd 401  
 Miami, Florida 33129  
 P: (305) 910-4834

## Engineering Review & Scope - Highrise Repairs MARQUIS I OF CORAL WAY CONDOMINIUM ASSOC | RFP #230394

Industry Solicited: **Engineering (Civil, Structural, Architecture, Safety)**  
 Service Location: **Per Line Items**

Closed On: **07-12-2013**  
 Proposals Submitted: **2**  
 Alt. Proposals Submitted: **0**



High Bid: **\$8,560.00**  
 Low Bid : **\$7,487.00**  
 Average Bid : **\$8,023.50**

| DESCRIPTION  | VENDOR 1  | VENDOR 2   |
|--|---|--|
| <b>Company Logo:</b>   |                |                  |
| <b>Company Name:</b>   | Arpin & sons  | Karins Engineering Group, Inc.   |
| <b>Vendor Apple Rating:</b><br>(Based on customer surveys & vendor follow through) | <br>4 Out of 5 | <br>4.5 Out of 5 |
| <b>Vendor Address:</b>   | 4920 N Dixie Hwy ,<br>Oakland Park,<br>Florida 33334  | 2017 Fiesta Dr., (Headquarters),<br>Sarasota,<br>Florida 34231                                     |
| <b>Contact Name:</b>   | Don Arpin   | Linda Cavalieri (or Art)   |
| <b>Office Number:</b>  | (954) 772-8345  | (941) 927-8525   |
| <b>Alt. Number:</b>  | N/A   | (239) 444-1440   |
| <b>Mobile Number:</b>  | (954) 772-3699  | (941) 724-1909   |
| <b>Email Address:</b>  | arpin2@bellsouth.net  | lc@keg-engineering.com   |
| <b>Business Established:</b>   | 1980  | 1999   |
| <b>General Liability:</b>  | <b>\$2,000,000</b>  | <b>\$6,000,000</b>   |
| <b>Workers Comp. Policy?</b>   | <b>Yes</b>  | <b>Yes</b>   |
| <b>In-House Vendor?</b><br>(Vendor affiliated with management company)             | No  | No   |
| <b>TOTAL AMOUNT PROPOSED:</b>  | <b>\$7,487.00</b>   | <b>\$8,560.00</b>  |
| <b>Alternate Proposal?</b>   | <b>No</b>   | <b>No</b>  |



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### ITEMIZED PRICING BREAKDOWN

| DESCRIPTION  | VENDOR1   | VENDOR2  |
|--|---|--|
| <b>Company Logo:</b>   |  |  |
| <b>Company Name:</b>   | Arpin & sons  | Karins Engineering Group, Inc.   |
| <b>Line Item #1 Pricing:</b><br>Engineering Review & Scope -<br>Highrise Repairs | <b>Included In Total Price</b>  | <b>Included In Total Price</b>   |
| <b>Line Item #2 Pricing:</b> Building<br>Walls/Roof                              | <b>\$3,337.00</b>   | <b>\$7,280.00</b>  |
| <b>Line Item #3 Pricing:</b> Parking<br>structure restoration                    | <b>\$1,580.00</b>   | <b>\$1,280.00</b>  |
| <b>Line Item #4 Pricing:</b> Spa   | <b>\$2,570.00</b>   | <b>\$0.00</b>  |
| <b>TOTAL AMOUNT PROPOSED:</b>  | <b>\$7,487.00</b>   | <b>\$8,560.00</b>  |

## LINE ITEM #1: Engineering Review & Scope - Highrise Repairs.

There are several aspects of the building needing corrections and repairs that we would like reviewed by a Structural Engineer, with respective recommendations and/or scope of work.

File(s) Provided to Vendors: None

### Arpin & sons:

**NOTES:** Included

**EXCEPTION(S):** NONE

### Karins Engineering Group, Inc. :

**NOTES: Karins Engineering Group, Inc. (KEG)** appreciates the opportunity to propose professional engineering services to the Marquis I of Coral Way. Our staff is available to provide professional service for this project. If this proposed agreement meets with your approval, please sign same and return a copy of the Letter of Agreement to our office via fax and mail.

KEG understands the project to consist one high-rise tower with 47 residential units and over a garage structure. The structure does have an elevated pool plaza adjacent to the tower. The building appears to be post-tension concrete slabs with a stucco finish.

Based on the CAM ASSISTANT website request on June 28, 2013, KEG proposes the following Scope of Services.

**EXCEPTION(S):** NONE

## LINE ITEM #2: Building Walls/Roof.

There are areas where the stucco is cracked and separating from the building. This item would be to provide an evaluation and Scope of Work for needed corrections and the source leak issues.

File(s) Provided to Vendors: Crack-bright.jpg

|   |                              |
|---|------------------------------|
| Arpin & sons:   | LINE ITEM PRICE: \$ 3,337.00 |
| <b>NOTES:</b><br><br>Spall survey for all cracks<br><br><b>EXCEPTION(S): NONE</b> |                              |

|  |                              |
|--|------------------------------|
| Karins Engineering Group, Inc. :   | LINE ITEM PRICE: \$ 7,280.00 |
| <b>NOTES:</b> *Phases 1 and 3 are Evaluations and Reports.<br>**Phases 2 and 4 are Specification Manuals for the Repair of the Elements on the Reports. These specifications are the project bid documents, job permit and contract documents.<br><br><b>*Phase 1 Building Damage Survey and Observation Report</b><br><br>KEG will complete a limited condition survey of ten open balconies and general common areas. In order to efficiently survey all the units, we require an Owners' representative to accompany KEG at all times while our representative is inside the units. This will expedite the survey and provide the least amount of disruption to your residents. During the course of our survey work, we may recommend that selective removal and replacement of existing wall and ceiling finishes be undertaken in order to determine the condition of the underlying structure. Upon authorization by the Association, a general contractor will be engaged to provide the required selective demolition and repair work and to provide high-lifts or scaffolding required to access areas of interest. The cost of such services will be billed to the Association as a reimbursable expense.<br><br>We will inventory damage noted during the survey and will prepare a written report detailing our findings. The report will also contain recommendations for correcting noted deficiencies.<br><br>Upon completion of our report, we will meet with representatives of the Association to discuss our findings and to assist in developing a repair and protection strategy. This meeting and subsequent meetings, if they become necessary, are not included in the fixed fee listed in the fee schedule. We will bill based on time expended according to our current hourly rates.<br><br><b>*Phase 3 Roof Inspection and Recommendations</b><br><br>KEG will inspect the existing roofing membrane and related flashings and prepare a report on the existing condition and expected service life of the roofing system.<br><br><b>**Phase 2 - Project Manual, Restoration and Waterproofing</b><br><br>KEG will prepare a Project Manual including bid documents, contract documents and specifications for repair methods and procedures. Documents will be sufficiently detailed to secure competitive bids and a Building Permit. The Project Manual will include quantities for bidding purposes derived from estimated quantities of damage discovered during our observations. Specifications will be prepared in general accordance with the recommendations of the product manufacturers, appropriate standards of structural engineering practice and the guidelines of the International Concrete Repair Institute (ICRI).<br><br><b>**Phase 4 Project Manual, Roofing</b> |                              |

KEG will prepare a Project Manual including bid documents, contract documents and specifications for replacement of the roofing system. Documents will be sufficiently detailed to secure competitive bids and a Building Permit. Specifications will be prepared in general accordance with the recommendations of the product manufacturers, appropriate standards of structural engineering practice and the guidelines of the National Roofing Contractors Association (NRCA).

**EXCEPTION(S): NONE**

### LINE ITEM #3: Parking structure restoration.

As a potential part of this project, please also quote for an evaluation of corrections for parking structure paving, damage, and drainage corrections. Please work with Melissa regarding specific issues. This is a "possible" addition to Line Items 1-2

File(s) Provided to Vendors: None

|                      |                              |
|----------------------|------------------------------|
| Arpin & sons:        | LINE ITEM PRICE: \$ 1,580.00 |
| NOTES: Paving survey |                              |
| EXCEPTION(S): NONE   |                              |

|  |                              |
|--|------------------------------|
| Karins Engineering Group, Inc. :   | LINE ITEM PRICE: \$ 1,280.00 |
| NOTES:   |                              |
| <b>Phase 5 Parking Garage Damage Survey and Observation Report</b>   |                              |
| KEG will complete a limited condition survey of the parking garage. We will inventory damage noted during the survey and will prepare a written report detailing our findings. The report will also contain recommendations for correcting noted deficiencies.   |                              |
| Upon completion of our report, we will meet with representatives of the Association to discuss our findings and to assist in developing a repair and protection strategy. This meeting and subsequent meetings, if they become necessary, are not included in the fixed fee listed in the fee schedule. We will bill based on time expended according to our current hourly rates. |                              |
| EXCEPTION(S): NONE   |                              |

#### LINE ITEM #4: Spa.

We have a Jacuzzi-type spa that has citations and may wish to have an engineering evaluation before proceeding. This is a "possible" addition to Line Items 1-2. See attached citation.

**File(s) Provided to Vendors:** SpaCorrections5-19-09.pdf

|   |                              |
|---|------------------------------|
| Arpin & sons:                           | LINE ITEM PRICE: \$ 2,570.00 |
| <b>NOTES:</b> Spa plans for corrections |                              |
| <b>EXCEPTION(S):</b> NONE               |                              |

|  |                          |
|--|--------------------------|
| Karins Engineering Group, Inc. :   | LINE ITEM PRICE: \$ 0.00 |
| <b>NOTES:</b> An engineer would like to review the spa prior to providing a fixed price not-to-exceed. |                          |
| <b>EXCEPTION(S):</b> NONE  |                          |



**GENERAL NOTES & WARRANTY:**

**Arpin & sons:**

**GENERAL NOTES:**

all 3 bids

**WARRANTY:**

1 yr

**ATTACHMENT(S):** No Files

**Karins Engineering Group, Inc. :**

**GENERAL NOTES:**

**WARRANTY:**

To be provided by the contractor once work is completed. Depending on the magnitude of the work they can vary from 5 years to 20 years.

**ATTACHMENT(S):** No Files

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

**Arpin & sons:**

Professional License: [CGC013698\\_Exp\\_8-31-14.pdf](#), [PE28585\\_Exp2-28-15.pdf](#)

General Liability Insurance: [ArpinCOI\\_Exp1-9-14.pdf](#)

Workers Comp Insurance: [ArpinWC\\_Exp2-25-14.pdf](#)

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

**Karins Engineering Group, Inc. :**

Occupational License: [2013-2014\\_Broward\\_County\\_Records\\_\\_Taxes\\_\\_Treasury\\_Div.pdf](#)

Professional License:

[PE52677\\_Exp2-28-15.pdf](#), [PE8371\\_Exp2-28-15.pdf](#), [Bonacci\\_LEED\\_AP\\_Certificate.pdf](#), [PLN\\_2011-11\\_Bill\\_Clarke\\_resume\\_memberships.pdf](#)

General Liability Insurance: [KarinsGL-Umb\\_Exp5-1-14.pdf](#), [KarinsWC\\_ProfLiabilityExp6-27-14.pdf](#)

Workers Comp Insurance: [KarinsWC\\_ProfLiabilityExp6-27-14.pdf](#)

W-9: [2012-01-17\\_W-9\\_signed.pdf](#)