

PROPOSAL REPORT FOR:

Kelly Green Community Assoc V Inc
16301, 16321, 16351, 16381, 16401 Kelly Woods Drive
Fort Myers, FL 33908

Summary Details For RFP No.546253:

Reference Name: Replace Exterior Stairway Hand Rails
Industry Solicited: Railing Systems, Including ADA
RFP Close Date & Time: 10-11-2012 11:00
Location where work is to be performed: Common areas

Proposal Overview Details:

Proposals Submitted: **4**
Alt.Proposals Submitted: **1**
High Bid: **\$89,575.00**
Low Bid: **\$34,678.00**
Average Bid: **\$65,764.95**

Projected Contract Term: Single Service

VENDOR 1	VENDOR 2	VENDOR 3
		
Titan Mfg Inc	CONTRACTOR SYSTEMS GLASS AND RAILING	GREENWELLS CUSTOM WELDING
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
6381 Metro Plantation Rd., Fort Myers, Florida 33966	13850 TREELINE AVE S #5, FT MYERS, Florida 33913	18951 NALLE RD, NORTH FORT MYERS, Florida 33917
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (239) 939-5152	Company Phone: (239) 939-7827	Company Phone: (239) 731-4999
Extension: 0	Extension: 0	Extension: 0
Alt.Phone: () -	Alt.Phone: (239) 939-7827	Alt.Phone: (239) 731-4999
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2001	Year Business Established: 2012	Year Business Established: 1996
Contact: Tom McAtee	Contact: CONNIE THOMAS	Contact: BRENDA GREENWELL
E-mail: titanmfginc@embarqmail.com	E-mail: connie@contractorsystems.net	E-mail: TBGREENWELL@EMBARQMAIL.COM
Mobile Phone: () -	Mobile Phone: () -	Mobile Phone: (239) 633-7734
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$74,250.00*	\$34,678.00	\$64,556.79
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
Yes	No	No
Alt.Price: \$89,575.00	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: Replace Exterior Stairway Hand Rails.

Replace stair railing systems. This will be for Railing System on common stairs on the FRONTS of buildings ONLY at this time, NOT Private or rear Lanais. Lanais may be added later.

New installation shall be as follows:

- 1) Please provide a PRIMARY proposal for the existing style of railing. The Board is also considering changing the rail style: After completing your Primary Proposal, please select to create an ALTERNATE Proposal with your recommendation and/or as discussed with Manager or Board Members. Please include/attach example pictures with Proposal.
- 2) Rail finish to be powder coated and baked for color stability and durability, Color to be specified.
- 3) Utilize existing mount points. Set posts to allow no standing water, all bolted mounts to be sealed.
- 4) To meet applicable code, standards, and ADA within constraints of existing construction.
- 5) Permitting to be included in pricing and as required by local jurisdiction.
- 6) Material (aluminum or steel) should be designed for minimum 20 year lifespan, and warranted against corrosion and defects for at least 5 years. If steel is proposed, please specify if underlying material is galvanized (preferred).

*The Board would like you to present your recommendations and samples. Please acknowledge that you will be able to do so. Please include your terms of payment, any exceptions, and expected scheduling and access requirements within GENERAL NOTES.

Examples of existing rails may be found under "Additional Documents/Specifications."

Attachment for Line Item 1:None**VENDOR 1:****NOTES:**Option "A"

Exterior Aluminum Stair Railing: 36" Tall Stair Railing

We are quoting welded railing, that will be much more durable than your original "mechanical" rail system.

(NOTE: This option is Without Grab Rail, if desired and "grandfathered" in. Current Code requires Option B, please see ALTERNATE PROPOSAL. For compliance with current code, we recommend the alternate.)

Description: 2-1/4" Dixie Cap, 1-1/2" SQ. Tube Posts, 1-1/2" x 3/4" Channels, 3/4" SQ. Tube Pickets, Existing Mounting Points to be Used. Welded Fabrication, Powder Coating Standard Color.

Building #16301: Approximately 152 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

Building #16321: Approximately 200 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

Building #16351: Approximately 200 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

Building #16381: Approximately 200 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

Building #16401: Approximately 152 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

EXCEPTION(S): Permit fees are not included in pricing.

ATTACHMENT(S): [Titan-KellyGreen-A-NoGrab.pdf](#)

VENDOR 2:

NOTES:Fabricate and install approx. 670' of mechanical aluminum railing on (5) buildings. Price includes railing up to code. Railing replacement at 16301, 16321, 16351, 16381, 16401 at Kelly Greens.

Note: price includes removal of existing railing.

EXCEPTION(S): NONE

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

VENDOR 3:

NOTES:We will provide and install a mechanical railing system similar to that currently installed.

We will remove old railings - haul away - assemble new mechanical railing system and install for 36 stair cases.

Black factory finish.

This is a good-faith estimate includes all materials and labor. Delay in award of this job and/or substantial changes in material costs may result in pricing changes - Current pricing valid until Nov. 6.

VENDOR 1:	\$ 74,250.00
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VENDOR 2:	\$ 34,678.00
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VENDOR 3:	\$ 64,556.79
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SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

VENDOR 1:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 2:

GENERAL NOTES:

This is an estimate only. This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should there be a variance in the expected condition of the property.

Based on Manufacturer Standard Warrantys and unmodified AIA contract documents. ***Deposit or joint check will be required to secure materials. *** Balance due upon receipt unless written agreement otherwise. Quote is good for 30 days.

GENERAL EXCEPTION(S):

None

VENDOR 3:

GENERAL NOTES:

Deposit of \$10,000.00 due for materials commitment.

50% Due at Commencement of installation.

Balance due at completion of job.

GENERAL EXCEPTION(S):

None

Licensed

Insured

Worker's Comp

Worker's Comp. Exemptions Accepted

General Liability

Minimum Liability Insurance Amount Required:\$

Property Association MUST Be Listed As An "Additional Insured"

Management Company MUST Be Listed As An "Additional Insured"

VENDOR 1:

Occupational License: [Titan_LeeCo_Exp9-30-13.pdf](#)

General Liability Insurance: [TitanGL_Exp12-16-12.pdf](#)

Workers Comp Insurance: [TitanWC_Exp11-1-12.pdf](#)

W-9: [TitanW9.pdf](#)

WARRANTY-INFO: No Files

Warranty: Warranted against corrosion and defects for 5 years.

VENDOR 2:

Occupational License: [Contractor_Systems_Occupational_Lic10012012_0000.pdf](#)

Professional License: [Contractor_Systems_State_Lic10012012_0000.pdf](#)

General Liability Insurance: [ContSyst_GL-Umbr_Exp10-27-12.pdf](#),[ContSyst_GL-Umbr_Exp10-27-12.pdf](#)

Workers Comp Insurance: [ContSystWC_Exp6-1-13.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: 1 Year from CO

VENDOR 3:

Occupational License: [Lee9602550_2013.pdf](#)

Professional License: [Sanibel_S3-14914_Exp9-30-14.pdf](#)

General Liability Insurance: [Greenwell_COI_Exp4-3-13.pdf](#)

Workers Comp Insurance: [Greenwell_COI_Exp4-3-13.pdf](#)

W-9: [Greenwell_W9.pdf](#)

WARRANTY-INFO: No Files

Warranty: Labor Warranty for 1 year

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Low Bid: **\$34,678.00**
Average Bid: **\$65,764.95**

Alternate Proposals - See below for alternate proposals provided by vendors:

VENDOR 1

Titan Mfg Inc
Vendor Apple Rating: 
6381 Metro Plantation Rd., Fort Myers, Florida 33966
In-House Vendor? No
Company Phone: (239) 939-5152
Extension: 0
Alt.Phone: () -
Alt.Extension: 0
Year Business Established: 2001
Contact: Tom McAtee
E-mail: titanmfginc@embarqmail.com
Mobile Phone: () -
TOTAL AMOUNT PROPOSED
\$89,575.00 *
Alternate Proposal Provided?
Yes
Alt.Price: \$89,575.00

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

LINE ITEM #1: Replace Exterior Stairway Hand Rails.

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*The Board would like you to present your recommendations and samples. Please acknowledge that you will be able to do so. Please include your terms for payment, any exceptions, and expected scheduling and access requirements within GENERAL NOTES.

Examples of existing rails may be found under "Additional Documents/Specifications."

Attachment for Line Item 1:None**VENDOR 1:****NOTES:**Option "B"

Exterior Aluminum Stair Railing: 42" Tall Stair Railing INCLUDING a 36" High Grab Rail as required by current codes. We are quoting welded railing, that will be much more durable than your original "mechanical" rail system.

Description: 2-1/4" Dixie Cap, 1-1/2" SQ. Tube Posts, 1-1/2" x 3/4" Channels, 3/4" SQ. Tube Pickets, 1-5/8" OD Grab Rail; Existing Mounting Points to be Used. Welded Fabrication, Powder Coating Standard Color.

Building #16301: Approximately 152 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

Building #16321: Approximately 200 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

Building #16351: Approximately 200 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

Building #16381: Approximately 200 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

Building #16401: Approximately 152 Linear Feet of Railing (Includes Two, 4 Foot Sections of Railing on End Units).

NOTE: This is option B and INCLUDES Grab Rail as required by Current Codes.

EXCEPTION(S): Permit fees are not included in pricing.

ATTACHMENT(S): Titan-KellyGreen-B-GrabRail.pdf

WARRANTY INFORMATION

VENDOR 1 warrantryinformation:

WARRANTY-INFO: No Files

Warranty: Warranted against corrosion and defects for 5 years.

VENDOR 1:

\$ 89,575.00