

Thalita Arias
Association Services of Florida
RFP#: 188277
RFP Title: Elevator Modernization
April Breeze 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:

April Breeze Condominium Association Inc
 1333 E. Hallandale Blvd.
 Hallandale, FL 33009

Summary Details For RFP No.188277:

Reference Name: Elevator Modernization
 Industry Solicited: Elevator (Service & Repairs)
 RFP Close Date & Time: 07-02-2012 13:00
 Location where work is to be performed: Common areas

Proposal Overview Details:

Proposals Submitted: **4**
 Alt.Proposals Submitted: **0**
 High Bid: **\$63,040.00**
 Low Bid: **\$28,470.00**
 Average Bid: **\$40,687.50**

Projected Contract Term: One-Time

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
Broward Elevator & Lift	MJ X 2 Elevators	ALL-USA Elevator Services, Inc.	Maverick United Elevator
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
5813 North Andrews Way , Fort Lauderdale , Florida 33309	12136 Wiles Road, Coral Springs, Florida 33076	14363 SW 90 Street, Miami, Florida 33186	10639 NW 122 St., Medley, Florida 33178
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (954) 491-8161	Company Phone: (305) 510-2566	Company Phone: (786) 242-4920	Company Phone: (305) 510-8272
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: (954) 491-8161	Alt.Phone: (954) 742-6856	Alt.Phone: (786) 242-4920	Alt.Phone: (561) 961-9149
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2009	Year Business Established: 2001	Year Business Established: 2005	Year Business Established: 2011
Contact: Mike West	Contact: Jim Maton	Contact: Diana Madrid	Contact: Miguel Garcia
E-mail: mike@browardelevator.com	E-mail: mjsx2elevator@bellsouth.net	E-mail: d_allusaelevator@bellsouth.net	E-mail: info@mavelevator.com
Mobile Phone: (954) 918-2123	Mobile Phone: (305) 510-2566	Mobile Phone: (305) 283-6690	Mobile Phone: (954) 296-3797
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$63,040.00 *	\$35,340.00 *	\$35,900.00 *	\$28,470.00 *
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
No	No	No	No
Alt.Price: N/A	Alt.Price: N/A	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: Elevator Modernization.

Refurbish site elevator and upgrade to upcoming standards per statute and code.

Itemize all required upgrades or repairs separately, categorized by:

- 1) Compliance with new and upcoming requirements, and
- 2) Repairs and modernization due to age, wear & tear.

Note that this work is for the April Breeze association ONLY, not the entire Forever April complex.

Desired Review Items Attached

Attachment for Line Item 1: PropertyMap.jpg**Broward Elevator & Lift :****LINE ITEM PRICE: \$ 63,040.00****NOTES:**

June 25, 2012 April Breeze Condominium Association 1333 East Hallandale Beach Blvd Hallandale, FL 33009 Re: Elevator Modernization Dear Board of Directors: Thank you for the opportunity to provide an elevator modernization proposal for your Building. This proposal is in accordance with the scope of work in "Specification #1." The breakdown of our proposal is as follows: Elevator Equipment and installation: \$42,500.00 Electrical Equipment and installation: \$ 9,540.00 Fire Alarm Permit and installation: \$ 8,200.00 Air Conditioning of Elevator Controls as required: \$ 2,800.00 Total Turn Key Project: \$63,040.00 Upon your review, we would be happy to provide detailed scope of work proposal for your review and consideration. If you have any questions regarding the above, please do not hesitate to contact me. Sincerely, Broward Elevator & Lift, LLC Michael A. West Michael A. West

EXCEPTION(S): NONE

ATTACHMENT(S): [APRIL_BREEZE_-_ELEVATOR_MODERNIZATION.pdf](#)

MJ X 2 Elevators:**LINE ITEM PRICE: \$ 35,340.00****NOTES:**

Work will be done as provided in attached proposal "April_Breeze.pdf".

EXCEPTION(S): Please refer to Part 7 regarding work not included, primarily building structure and electrical mains. Please review for details and limitations of scope.

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

ALL-USA Elevator Services, Inc.:**LINE ITEM PRICE: \$ 35,900.00****NOTES:**

We will refurbish and modernize your elevator system as requested, with exceptions as noted. Please see attached proposal "ELEVATOR MODERNIZATION CONTRACT #74317" for complete specifications of included items. PLEASE SEE EXCEPTIONS BELOW.

EXCEPTION(S): OWNERS RESPONSIBILITY:

1. Elevator machine room and pit GFI outlets and lights.
2. Self-closing, self-locking, 2 hours fire rated machine room door.
3. Any type of modification in the elevator room or hoistway.
4. Telephone line to Elevator controller.
5. Sump Pump Hole and its cover.
- 6 Fire Alarm Devices (smoke & heat detectors) in all lobbies, hoistway & machine room.
7. Adequate dry and protected area for All USA Elevator Services, Inc. to store materials.

ATTACHMENT(S): [ELEVATOR_MODERNIZATION_-_APRIL_BREEZE_CONDOMINIUM_ASSOCIATION.doc](#)

Maverick United Elevator:**LINE ITEM PRICE: \$ 28,470.00****NOTES:**

We will provide and install the following as detailed in the attached proposal 1) NEW CONTROLLER, Hydraulic 2) LANDING SYSTEM, Hydraulic 3) NEW FIXTURES • Furnish and install new operating stations, one (1) per elevator, at the proper code and ADA height. Car station will include car call light up buttons, keyed stop switch, door open and door close buttons, and ADA markings that will be located to the left of the push buttons. An ASME 2004 code fire service key switch will be provided. This car station will also include an emergency light fixture with a self-contained power pack and a trickle charger with switchover device in the event of a normal power outage. • Furnish and install one (1) new digital car position indicator in car operating panel. • Furnish and install one (1) new lobby hall position indicator at the main lobby entrance. Lobby Station will include Hoistway Access Switches, Fire Service PH I key switch and digital position indicators. • Furnish and install new surface mounted hall push button stations with light up buttons at the proper code and ADA height. Each hall station will include digital position indicators. • Furnish and install a new ADA phone in each car station. • Furnish and install hoistway access key switch. This will be installed on the Terminal Hall

Stations. • Furnish and install the required hoistway entrance markings. There will be two (2) per entrance frame and they will be located 60" above the finished floor. • All fixtures cover plates to be #4 stainless steel finishes. 4) HOISTWAY WORK • Furnish and install an entirely new hoistway tape selector box using an array of magnetic sensors to provide accurate car position control throughout the travel. • Furnish and install new limit switches which are designed to prevent the elevator from traveling beyond its designated limits. • Furnish and install new pit stop switch. 5) DOOR EQUIPMENT • Furnish and install new car door operator per entrance, model number MOVFR. • Furnish and install new hoistway door tracks. • Furnish and install new hoistway interlocks at every landing. • Furnish and install new closers at every landing. • Furnish and install new hoistway door rollers at every landing. • Furnish and install new car door track per cab entrance. • Furnish and install new car door hangers per cab entrance. • Furnish and install new car door rollers per cab entrance. • Furnish and install new door gibs per every hoistway door. • Furnish and install new door gibs per every car door. 6) CAR TOP INSPECTION BOX 7) WIRING • Furnish and install new machine room and hoistway wire, raceways and conduit. • Furnish and install new hoistway and car wiring. • Furnish and install new travel cable. 8) MISCELLANEOUS • Furnish and install elevator pit ladders • Furnish and install (1) one shut off valve in the elevator machine room • Furnish and install (1) one shut off valve in the pit area • Furnish and install (1) one elevator cab hand rail • Furnish and install (1) elevator car door restrictor • Clean and paint elevator machine rooms We included taxes where applicable, permits, testing requirements and testing fees.

EXCEPTION(S): Please see the standard "Work Not Included" exceptions in our attached proposal.

Equipment not changed or repaired as detailed under "scope of work" is deemed retained apparatus and is not subject to any intended or implied warranty.

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

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

Broward Elevator & Lift :

GENERAL NOTES:

CERTIFICATE OF INSURANCE WILL BE FURNISHED UPON JOB AWARD

GENERAL EXCEPTION(S):

NONE LISTED

MJ X 2 Elevators:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

ALL-USA Elevator Services, Inc.:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

Maverick United Elevator:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

Licensed

Professional

Occupational

Insured

Worker's Comp

Worker's Comp. Exemptions Accepted

General Liability

Minimum Liability Insurance Amount Required: **\$1,000,000.00**

Property Association MUST Be Listed As An "Additional Insured"

Management Company MUST Be Listed As An "Additional Insured"

Broward Elevator & Lift :

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [CC1465_Exp12-31-13.pdf](#), [ELC545-Exp12-31-13.pdf](#)

General Liability Insurance: [Cert_CAMASSISTANT_6654935.pdf](#)

Workers Comp Insurance: [Cert_CAMASSISTANT_6654935.pdf](#)

W-9: [w9.pdf](#)

WARRANTY-INFO: No Files

Warranty: 2 YEARS

MJ X 2 Elevators:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [license.pdf](#)

General Liability Insurance: [MJx2_GL_Exp11-21-13.pdf](#)

Workers Comp Insurance: [2012Cert-CAMassistant.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: All Items installed include a full one year warranty.

ALL-USA Elevator Services, Inc.:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [CC2969_Exp12-31-13.pdf](#), [444_Exp12-31-2013.pdf](#)

General Liability Insurance: [AllUSA_COI_Exp10-17-13.pdf](#)
Workers Comp Insurance: [AllUSA_COI_Exp10-17-13.pdf](#)
W-9: [AllUSA_W9.pdf](#)
WARRANTY-INFO: No Files
Warranty: 1 YEAR FROM DAY OF COMPLETION.

Maverick United Elevator:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)
Professional License: [619-Elevator-Exp12-31-13.pdf](#)
General Liability Insurance: [2012-Cert_EVIDENCE_OF_INSURANCE_6389162.pdf](#)
Workers Comp Insurance: [2012-Cert_EVIDENCE_OF_INSURANCE_6389162.pdf](#)
W-9: [W9-Maverick.pdf](#)
WARRANTY-INFO: No Files
Warranty: We warranty all material and workmanship for 12 months on apparatus repaired or replaced under this proposal. No other work, except as detailed under "scope of work" is intended or implied. The equipment will still need to be serviced in accordance with a full maintenance contract during the warranty period.