



## PROPOSAL REPORT COVER PAGE



David Perez

**Affinity Management Services**

**RFP#: 320420**

**RFP Title:** Parking Resurfacing/ Striping  
Coral Way Garden 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:**

Coral Way Garden Condominium Association INC  
2150 SW 16 Ave  
Miami, FL 33145


**Summary Details For RFP No.320420:**

Reference Name: Parking Resurfacing/ Striping  
Industry Solicited: Roadway/Driveway/Walkway - Asphalt/Concrete/Pavers  
RFP Close Date & Time: 01-29-2013 11:00  
Location where work is to be performed: Parking Lot

Projected Contract Term: One Time

**Proposal Overview Details:**

Proposals Submitted: **4**  
Alt.Proposals Submitted: **1**  
High Bid: **\$9,485.00**  
Low Bid: **\$5,581.00**  
Average Bid: **\$7,737.25**

VENDOR 1	VENDOR 2	VENDOR 3
		
Atlantic Southern Construction, Paving & Sealcoating	M&M Asphalt - All County Paving	1-800 Asphalt, Inc.
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
PO Box 15591, Fort Lauderdale, Florida 33318	1302 South J Street, Lake Worth, Florida 33460	1309 SW 21st Terr, Ft. Lauderdale, Florida 33312
In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>
Company Phone: (954) 581-5805	Company Phone: (561) 702-0855	Company Phone: (954) 588-4467
Extension: 0	Extension: 0	Extension: 0
Alt.Phone: (954) 444-4927	Alt.Phone: (561) 634-7258	Alt.Phone: (800) 277-4258
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1992	Year Business Established: 1985	Year Business Established: 2010
Contact: Michael Curry (Attn-Gordon)	Contact: Keith Hoersch	Contact: Ken Vella
E-mail: atlanticsouthern@att.net	E-mail: keith@mandmasphalt.com	E-mail: kvella@1800asphaltinc.com
Mobile Phone: (954) 214-1844	Mobile Phone: (561) 702-0855	Mobile Phone: (954) 598-3708
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$6,806.00</b>	<b>\$5,581.00*</b>	<b>\$9,485.00</b>
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
<b>No</b>	<b>Yes</b>	<b>No</b>
<b>Alt.Price: N/A</b>	<b>Alt.Price: \$9,077.00</b>	<b>Alt.Price: N/A</b>

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

**LINE ITEM #1:** Parking Resurfacing/ Striping.

Need to resurface and restripe entire parking lot.

1) See attached overhead view for location/ extents.

2) Add blue reflectors at fire connections and any other existing reflectors.

3) Paint stalls lines, stop bars and "STOP" painted at each entrance.

4) See attached image where marked with YELLOW line: This area must be clearly marked as "Fire Lane - No Parking" Final wordings and markings must be verified with Property Manager.

**Attachment for Line Item 1: Parking.jpg****VENDOR 1:****LINE ITEM PRICE: \$ 6,806.00****NOTES:**1. PREPARATION

A. Thoroughly clean entire area to be sealed with power blowers and brooms

B. Customer is responsible for any "heavy cleaning"; otherwise Atlantic Southern Paving and Sealcoating, LLC will bill for this additional cleaning.

C. Oil-stained spots will be sealed with Oil Spot Primer (provides better adhesion through separation of oil spot area.)

## 2. SEALCOATING

A. Apply two (2) spray coats of long lasting, Neyra Industries Tarconite Coal Tar Pavement Sealer up to 39,500 square feet, strictly to Manufacturer's and Federal specifications, with 3 pounds of Silica Sand per gallon with 2% Polymer Additive and applied at a rate of 1/8 gallon per square yard.

TOTAL: 1 Phase \$ 3,244.00

**NOTE:**

- All cars are to be out of sealcoat phase by 7:30 a.m. the day of work or Tow truck will start towing at the expense of owner. If tow truck is provided by owner, the truck must be there by 8:00 a.m. or stand by time will be in effect. (See mobilization fee/stand by time note below)

- Mobilization Fee / Stand By time: \$250 per Hr with (4) Hr min in Broward County and (6) Hr min in Dade or Palm Beach County

- Unless otherwise specified, sealcoat perimeter will be to either the interior edge of the city sidewalk or the city right-of-way.

- Each phase of this work will require 48 hours from the start of the sealcoat application to the end of the required curing time. Any trespassing in designated construction area will void all warranties.

- Sealcoating will be completed in (1) phase.

- ATLANTIC SOUTHERN PAVING & SEALCOATING, LLC is not responsible for fixing damage to sealcoat application due to tire scuffing

or power steering marks.

- Sweeper/vac trucks must stay off of the sealcoated area for a minimum of two (2) weeks, or the warranty will be void.

## 3. PAVEMENT MARKINGS

Restripe as it now exists utilizing F.A.A. and D.O.T. approved traffic paint to include the following:

A. 110 Double line parking spaces, white

B. 110 Car stops, painted

C. 110 Car stops, stencil

D. 6 Speed bumps, yellow

E. 80 LF of 4" line, white

F. 2 Handicap spaces, blue

G. 3 NO PARKING yellow

H. 560 LF of 4" line, yellow

I. 10 Directional arrows, white

J. 1 Stop bar, white

TOTAL: \$ 2,120.00

## 4. ASPHALT REPAIRS (up to 230 sf) 4 locations

A. Sawcut and remove damaged asphalt where necessary

B. Apply D.O.T. approved tack coat to surface

C. Apply up to 1.5" of D.O.T. approved hot mix asphalt compacted

TOTAL: \$ 1,442.00

**EXCEPTION(S): NONE**

**ATTACHMENT(S):**

[Affinity\\_Management\\_Services\\_-\\_Coral\\_Way\\_Garden\\_Condominium\\_-\\_Sealcoat,\\_Stripe\\_and\\_Asphalt\\_Repairs.doc](#)

**VENDOR 2:**

**LINE ITEM PRICE: \$ 5,581.00**

**NOTES:**As per directions to perform the following work:

SEALCOATING: (2) Coats with Sand by spray; In (2) Mobilizations to cover up to 4084 square yards

1. Thoroughly clean the entire asphalt area.
2. Heavy oil spots will be treated with a bonding agent.
3. Apply first coat of Neyra commercial grade sealer that meets or exceeds federal specifications, with 3% latex additive and 3-5lbs of silica sand as per manufacturer's requirements mechanically agitated and applied at the rate of 1/5th of a gallon per square yard.
4. Apply a second separate coat of sealer with sand in the same quantity and proportion as the first coat.
5. Restripe to existing using DOT approved latex traffic yellow, white and/or blue paints to include:

As per directions to perform the following work:

STRIPING:

1. Restripe to existing using DOT approved latex traffic yellow, white and/or blue paints to include: stall lines, HC stalls, Linear Footage, Arrows, Speed humps, wheel stops to be scraped cleaned and repainted to existing.

**EXCEPTION(S):** \*Please make sure street sweepers are cancelled during the sealcoating projects.

\*Sweepers should not be used on freshly seal coated properties.

\*This contractor cannot guarantee elimination of standing water.

\*Permit, Procurement fees and any additional work required by the permit will be extra to the contract amount.

\*There will be a charge of \$47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.

\*This contractor recommends a civil engineer be retained for ADA upgrades. As such this contractor makes no claim that ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.

\*Due to price fluctuations on material costs, this contractor reserves the right to withdraw the proposal at any time prior to the commencement of work.

**VENDOR 3:**

**LINE ITEM PRICE: \$ 9,485.00**

**NOTES:**Asphalt Pavement Repair

1. The area under consideration for pavement repair comprises 600 square feet of deteriorated pavement.
  2. All repairs will be shaped symmetrically where possible.
  3. We will cut a perimeter and excavate repair area to a depth of 2 Inches. We will remove all materials from site.
  4. We will remove and prune roots then re-grade and compact existing base
  5. Next we will compact existing base and then install 1 inches of compacted thickness limerock base (where necessary) and compact.
  6. All areas will be barricaded during and after the repair process.
  7. We will prime or tack coat
  8. We then will install 1 inches compacted thickness hot surface asphalt (Type SIII).
- Total Price for this item: \$2,100.00
- Sealcoating Specification
1. The area under consideration comprises approx. 36,964 square feet .
  2. Our firm will complete this project in 2 trip(s).
  3. To complete this project with minimal disruption to your operation, we have included the work to be complete on a Weekday .
  4. We will barricade all areas where we will be working.
  5. It is the owners responsibility to have all material, cars, equipment etc removed from the area where the work will take place.
  6. All surface will be cleaned of all loose material, weeds, grass and dirt so that the material will adhere to the existing surface.
  7. Oil Spots will be scraped, cleaned, and then we will install latex based emulsion to help prevent oil & gas bleeding up through the freshly applied sealant.
  8. Sealant Material: Our firm will install 2 coat(s) of Neyra (Tarconite) pavement sealer as per the attached manufactures specification link.
  9. We will install your sealant by Squeegee/Spray application.
  10. Additive: We will be using Neyra -ArmorFlex as per the manufacturers specification.
  11. This process will carry a 1 year warranty.
  12. Highly Recommended: For Optimum performance and durability a third coat should be sprayed at main drives, intersections, entrances / exits, if elected add \$.04 to totaling sq. ft. for requested 3rd coat areas (see attached specifications).
- Total Price for this item: \$4,435.00

Restripe per original plan w/ approved traffic paint

1. Our firm will restripe the parking lot area as per the existing layout.
2. All work will be performed so that there is minimal interruption to your facility.
3. If sealcoating, we will stripe parking area after the sealcoating material has cured.
4. 115 Regular parking spaces double white lines
5. 2 H/C spaces with walkway
6. 20 Large arrows white
7. 85 Resident car stops painted white with two numbered stencils
8. 30 Guest car stops painted yellow with "Guest" stencil
9. 6 Speed bumps (6' wide) yellow
10. 185 LF Fire lane hash area
11. Replace up to 25 broken or missing RPM's

Total Price for this item: \$2,950.00

**EXCEPTION(S): NONE**

**ATTACHMENT(S):** [Affinity\\_-.pdf](#)

**VENDOR 1:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**VENDOR 2:**

**GENERAL NOTES:**

Please see our alternate proposal for recommended asphalt repairs prior to sealcoating.

**GENERAL EXCEPTION(S):**

None

**VENDOR 3:**

**GENERAL NOTES:**

Contract Terms & Conditions

1. A Permit Processing fee of \$495.00 will apply if requesting a city permit for work to be performed. If additional visits are needed to process the permit, there will be an additional charge of \$85 per visit. If yes, Owner to provide 5 sets of plans & Owner to pay permit fees. Permit to be submitted by 1-800 Asphalt, Inc. .... Yes\_\_\_\_ No\_\_\_\_
2. If the applicable Building Department requires additional work other than described, those costs are not included.
3. Work areas will be barricaded, but cannot guarantee trespassing of others in work areas.
4. Final Field Measurement Prevail: Areas to be marked by 1800 Asphalt, Inc., prior to mobilization.
5. All cars must be removed prior to arrival. Any delay or downtime due to blocked access of any area where work is to be performed; there will be a charge of \$150.00/hour.
6. This contract/proposal is subject to review if not accepted within thirty calendar days. If contract is not executed within 30 days of acceptance, contract pricing will be subject to review for possible material price increases.
7. In the event of legal dispute, the venue shall be Broward County and prevailing party shall get court costs and legal expenses
8. Person signing contract represents and warrants that they are the record or have the authority to bind the record owner to the contract. Such representation is made with the intent that 1-800 Asphalt Inc., relies on it.

Sealcoating Commercial | Owners Resp & Conditions

1. Rain: If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
  2. Sprinklers: should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
  3. Site Services: The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
  4. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles.
  5. Pavement Sealer: will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight. In standing or sitting water areas, sealcoat material will possibly fade faster than all other areas depending on the amount of water and how long it takes to dissipate.
  6. Driving on Surface: Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do, but understand that when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, no worries in time they will blend in with surrounding surface.
  7. Overspray on Grass: where grass meets your pavement, you may expect a small "drift spray" of pavement sealer. This is normal and will disappear generally after the next mowing.
  8. Trip: Sealcoating price is good for specified number of trips. If any additional trips are requested; an extra \$450 per trip will apply.
  9. Patch Areas: We will not be Sealcoating on large new asphalt patched areas over 50 sq. ft.; we must allow new asphalt pavement surfaces to cure so that there is no concentration of oils on the surface for a period of at least 90 days at +70 °F daytime temperature. We will come back and sealcoat this asphalt w/ 1 coat squeegee application for an additional cost, if requested.
- Asphalt Patching Notes:
1. Due to the contour of the existing asphalt surface, we cannot be responsible for sitting or standing water.

2. Prior to mobilization, if additional sq. ft. of standard patching is requested by owner add \$2.75 per sq. ft. based on 1" asphalt thickness.
3. Prior to mobilization, if additional sq. ft. of root patching is requested by owner add \$3.00 per sq. ft.
4. If cutting or pruning roots, we cannot be responsible for tree survival or destabilization.
5. If asphalt thickness is greater than 1", there will be an additional charge of \$145 per ton installed.
6. New asphalt pavement is subject to scuffing and marking until fully cured.

Misc. Notes:

1. Pressure washing or scraping of curbs and carstops is not included.
2. Thermoplastic Paint is not included. If building department requires thermoplastic those costs will be extra.
3. Due to age and condition of existing carstops, we cannot guarantee that they will not break upon removal.
4. Irrigation repairs and sod replacement is not included.
5. Highly Recommended: For optimum performance and durability a third coat should be sprayed at main drives, intersections, entrances / exits, if elected add \$.04 to totaling sq. ft. for requested 3rd coat areas (see attached specifications).
6. If installation of new concrete carstops w/ rebar pins add \$32.50 per carstop.
7. If cutting or pruning roots, we cannot be responsible for tree survival or destabilization.
8. If additional RPM's are installed add \$7.95 ea.

Terms of Payment:

1. 35% of entire contract amount prior to commencement, an additional 30% of entire contract amount when 50% of contract price of each line item is completed; balance is due upon completion of each line item. In cases of punch list items or pending final inspections on permits, customer can withhold a maximum of 10% retainage until job is completed in full. If balance not paid within 30 days of completion of work, there will be a finance charge of 1.5% per month applied to remaining balance.

**GENERAL EXCEPTION(S):**

None

**Licensed**

**Insured**

General Liability

Minimum Liability Insurance Amount Required:\$

**VENDOR 1:**

Occupational License: [BwdOcc89-1163\\_Exp9-30-13.pdf](#)

Professional License: [CGC019339\\_8-2014\\_License.pdf](#)

General Liability Insurance: [COI2012-2013\\_CCE00000.pdf](#), [COI2012-2013\\_CCE00000.pdf](#)

Workers Comp Insurance: [COI2012-2013\\_CCE00000.pdf](#)

W-9: [ASP\\_W9.pdf](#)

WARRANTY-INFO: No Files

Warranty: 1 year

**VENDOR 2:**

Occupational License:

Professional License:

[Palm\\_Beach\\_County\\_Local\\_Business\\_Tax\\_09.30.12.pdf](#), [Indian\\_River\\_County\\_7.31.12.pdf](#), [Lee\\_County\\_9.12.pdf](#),

[Pinellas\\_County\\_License.pdf](#), [Monroe\\_County\\_10.31.31.pdf](#), [City\\_of\\_Pt.\\_St.\\_Lucie\\_9.30.12.pdf](#)

General Liability Insurance: [M\\_M\\_Insurance\\_Certificate\\_2012.pdf](#), [M\\_M\\_Insurance\\_Certificate\\_2012.pdf](#)

Workers Comp Insurance: [M\\_M\\_Insurance\\_Certificate\\_2012.pdf](#)

W-9: [M\\_MW-9.pdf](#)

WARRANTY-INFO: No Files

Warranty: 12 months against workmanship and material with normal wear and tear.

**VENDOR 3:**

Occupational License: [20111101165807530-1.pdf](#)

Professional License: [20111101165807530-1.pdf](#)

General Liability Insurance: [1-800 ASPHALT CERTIFICATE.pdf](#), [1-800 ASPHALT CERTIFICATE.pdf](#)

Workers Comp Insurance: [WorkComp2012-2013.pdf](#)

W-9: [W-9-1.pdf](#)

WARRANTY-INFO: No Files

Warranty: 1 year

**PROPOSAL REPORT FOR:**

Coral Way Garden Condominium Association INC  
2150 SW 16 Ave  
Miami, FL 33145

**Summary Details For RFP No.320420:**



Reference Name: Parking Resurfacing/ Striping  
Industry Solicited: Roadway/Driveway/Walkway - Asphalt/Concrete/Pavers  
RFP Close Date & Time: 01-29-2013 11:00  
Location where work is to be performed: Parking Lot

Projected Contract Term: One Time

**Proposal Overview Details:**

Proposals Submitted: **4**  
Alt.Proposals Submitted: **1**  
High Bid: **\$9,485.00**  
Low Bid: **\$5,581.00**  
Average Bid: **\$7,737.25**

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

<b>VENDOR 1</b>

M&M Asphalt - All County Paving
Vendor Apple Rating: 
1302 South J Street, Lake Worth, Florida 33460
In-House Vendor? <b>No</b>
Company Phone: (561) 702-0855
Extension: 0
Alt.Phone: (561) 634-7258
Alt.Extension: 0
Year Business Established: 1985
Contact: Keith Hoersch
E-mail: keith@mandmasphalt.com
Mobile Phone: (561) 702-0855
<b>TOTAL AMOUNT PROPOSED</b>
<b>\$9,077.00 *</b>
Alternate Proposal Provided?
<b>Yes</b>
<b>Alt.Price: \$9,077.00</b>

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



**LINE ITEM #1:** Parking Resurfacing/ Striping.  
Need to resurface and restripe entire parking lot.

- 1) See attached overhead view for location/extents.
- 2) Add blue reflectors at fire connections and any other existing reflectors.
- 3) Paint stalls lines, stop bars and "STOP" painted at each entrance.
- 4) See attached image where marked with YELLOW line: This area must be clearly marked as "Fire Lane - No Parking" Final wordings and markings must be verified with Property Manager.

**Attachment for Line Item 1: Parking.jpg**

**VENDOR 1:**

**LINE ITEM PRICE:** \$ 9,077.00

**NOTES:**As per directions to perform the following work:

SEALCOATING: (2) Coats with Sand by spray; In (2) Mobilizations to cover up to 4084 square yards

1. Thoroughly clean the entire asphalt area.
2. Heavy oil spots will be treated with a bonding agent.
3. Apply first coat of Neyra commercial grade sealer that meets or exceeds federal specifications, with 3% latex additive and 3-5lbs of silica sand as per manufacturer's requirements mechanically agitated and applied at the rate of 1/5th of a gallon per square yard.
4. Apply a second separate coat of sealer with sand in the same quantity and proportion as the first coat.
5. Restripe to existing using DOT approved latex traffic yellow, white and/or blue paints to include:

As per directions to perform the following work:

STRIPING:

1. Restripe to existing using DOT approved latex traffic yellow, white and/or blue paints to include: stall lines, HC stalls, Linear Footage, Arrows, Speed humps, wheel stops to be scraped cleaned and repainted to existing.

As per directions to perform the following work:

DAMAGED ASPHALT REPAIR: (12) Locations; Up to 786 Sq. Ft.

1. Sawcut where required and clean areas to be patched.
2. Tack areas with DOT approved primer tack.
3. Install hot plant mixed asphalt, Type SIII.
4. Roll and compact areas with a 3-5 ton roller.
5. Remove any related debris.

\*This proposal includes up to 2" thick asphalt.

**EXCEPTION(S):** \*Please make sure street sweepers are cancelled during the sealcoating projects.

\*Sweepers should not be used on freshly seal coated properties.

\*This contractor cannot guarantee elimination of standing water.

\*Permit, Procurement fees and any additional work required by the permit will be extra to the contract amount.

\*There will be a charge of \$47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.

\*This contractor recommends a civil engineer be retained for ADA upgrades. As such this contractor makes no claim that ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.

\*Due to price fluctuations on material costs, this contractor reserves the right to withdraw the proposal at any time prior to the commencement of work.

## WARRANTY INFORMATION

### VENDOR 1 warrantryinformation:

WARRANTY-INFO: No Files

Warranty: 12 months against workmanship and material with normal wear and tear.