



PROPOSAL REPORT COVER PAGE



Marc Rodriguez
FOUR POINTS PROPERTY MANAGEMENT, INC.

RFP#: 931800

RFP Title: Carpet Cleaning
The_Roads_at_21st_Condominium

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.



FOUR POINTS PROPERTY MANAGEMENT, INC.
 1750 West 8th Avenue
 Hialeah, Florida 33010
P: (305) 403-0575

PROPOSAL REPORT FOR:

The Roads at 21st Condominium
 2021 SW 3rd Avenue
 Miami, FL 33129

Summary Details For RFP No.931800:

Reference Name: Carpet Cleaning
 Industry Solicited: Flooring - Tile, Wood, Stone, Laminate, Carpet
 RFP Close Date & Time: 11-29-2012 08:00
 Location where work is to be performed: Common areas

Proposal Overview Details:

Proposals Submitted: **5**
 Alt.Proposals Submitted: **1**
 High Bid: **\$3,995.00**
 Low Bid: **\$900.00**
 Average Bid: **\$2,102.31**

Projected Contract Term: One time

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
Going Green Maintenance Services, LLC	J.S.B.K. Inc dba ServiceMaster by Robinson	First Florida Services	Golden Edge Services
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating:
6380 NW 114th Ave # 305, Miami, Florida 33178	1520 NW 65 Av, Plantation, Florida 33313	1097 Jupiter Park Lane, Jupiter, Florida 33458	2600 SW 27 avenue, Miami, Florida 33133
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (786) 264-1695	Company Phone: (954) 749-9544	Company Phone: (561) 290-1795	Company Phone: (786) 253-9088
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: (786) 331-1014	Alt.Phone: (954) 749-9544	Alt.Phone: () -	Alt.Phone: () -
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2009	Year Business Established: 1989	Year Business Established: 2009	Year Business Established: 2011
Contact: Miguel Diaz	Contact: Jim Robinson	Contact: John Tague	Contact: Lissette Garcia
miguel@ goinggreenmaintenance.com	servicemasterbyrobinson@ hotmail.com	info@firstflaservices.com	GoldenEdgeServices@ gmail.com
Mobile Phone: (786) 521-9092	Mobile Phone: (954) 445-0096	Mobile Phone: (561) 301-6009	Mobile Phone: () -
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$2,181.48	\$1,325.00	\$3,995.00	\$900.00
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
No	Yes	No	No
Alt.Price: N/A	Alt.Price: \$2,110.05	Alt.Price: N/A	Alt.Price: N/A

LINE ITEM #1: Carpet Cleaning.

Cleaning of interior Carpet (carpet over concrete subfloors),
9 Floors, all carpeted hallways and public areas.

No or minimal obstructions or furnishings.

Attachment for Line Item 1:None**VENDOR 1:****LINE ITEM PRICE: \$ 2,181.48**

NOTES:Shampoo all carpeted hallway in every floor(9 total), includes Recreation room and Fitness Center at 2021 SW 3rd Avenue, Miami FL 33129

Carpet treatment includes both bonnet and deep water extraction using "Odoban"

OdoBan® use-solutions are noncorrosive and nonstaining to plastic, vinyl, synthetics, enamel, tile and most common metals. OdoBan® can be used on nonporous surfaces such as walls, tables, floors, chairs, countertops, bathroom fixtures, sinks, shelves, racks and carts. OdoBan® may be used in hospitals, medical and dental offices, nursing homes, day care centers, nurseries, restaurants and bars, cafeterias, institutional facilities, public restrooms, institutions, schools, athletic facilities, camp grounds, play grounds, public facilities, transportation terminals, hotels and motels, factories, business and office buildings, buses, ambulances, trains and taxis.

Pet Odors: 32 oz. per gallon of water (1:3) for urine, feces and vomit on carpet and upholstery. Clean prior to application then spray onto affected areas. Test hidden area for colorfastness. Allow 10 minutes contact time. Then blot with clean cloth. Allow to dry. Also effective on pet bedding and litter boxes.

Carpets: 8 oz. per gallon of water (1:15) eliminates odors associated with urine, vomit, smoke and mildew. Reapply after cleaning for freshening effects. Allow to dry.

EXCEPTION(S): NONE

VENDOR 2:**LINE ITEM PRICE: \$ 1,325.02**

NOTES:Cleaning of carpet once per year: See Attachment. Cleaning of carpet once per year: See Attachment, Price based on per cleaning at \$1,325.02

Cleaning of interior carpeted corridors, hallways and public areas: 4,500 Sq. Ft. total. Method of cleaning: low moisture shampoo using green ph natural products and deodorizer. Price based on cleaning once per year.

EXCEPTION(S): NONE

ATTACHMENT(S): [The_Roads_\(1\).pdf](#)

VENDOR 3:**LINE ITEM PRICE: \$ 3,995.00**

NOTES:Service will consist of: Deep cleaning all carpet on floors 1-9, to include the first floor meeting room and the common hallways on floors 1-9. There is water access located on fifth floor only.

Deep carpet cleaning and deodorizing of 5,812 square feet of carpet: \$3,995.00

EXCEPTION(S): NONE

ATTACHMENT(S): [The_Roads_at_21tst_Carpet_Cleaning_Proposal_11272012.pdf](#)

VENDOR 4:**LINE ITEM PRICE: \$ 900.00**

NOTES:Pricing is based upon the Scope of Work shown when we met with Marc onsite. Cost for each floor is \$100.00.

Obstruction/furnishings will be moved in order to make sure all areas will be cleaned. Minimal disruption to tenants will be caused.

EXCEPTION(S): NONE

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

VENDOR 1:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 2:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 3:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 4:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

Insured

General Liability

Minimum Liability Insurance Amount Required:\$

VENDOR 1:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

General Liability Insurance: [GOING_GREEN-COI_Exp2-7-13.pdf](#)

Workers Comp Insurance: [GOING_GREEN-COI_Exp2-7-13.pdf](#)

W-9: [w9_revised.jpg](#)

WARRANTY-INFO: No Files

Warranty: At Going Green Maintenance we strive to get the job done right the first time every time; but if you are not happy, we will go back and make it right at no cost to you.

VENDOR 2:

Occupational License: [plantation_tax.JPG](#),[plantation_tax.JPG](#)

General Liability Insurance: [COI-GL2012JSBK.pdf](#)

Workers Comp Insurance: [fam_logo0003.JPG](#)

W-9: [fam_logo0002.JPG](#)

WARRANTY-INFO: No Files

Warranty: N/A

VENDOR 3:

Occupational License: [Business_Tax_Receipt_.pdf](#)

Professional License: [CGC1519779_Exp8-31-14.pdf](#)

General Liability Insurance: [FFS_GL-COI_Exp7-18-13.pdf](#),[FFS_GL-COI_Exp7-18-13.pdf](#)

Workers Comp Insurance: [FFS_WC-COI_Exp10-1-13.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: No Warranty on Carpet Cleaning

VENDOR 4:

Occupational License: [GES_LICENSE_2012.pdf](#)
General Liability Insurance: [GES_GL-WC_COI.pdf](#)
Workers Comp Insurance: [GES_GL-WC_COI.pdf](#)
W-9: [W9_GES_W9.pdf](#)
WARRANTY-INFO: No Files
Warranty: Carpet cleaning with removal of all stains.



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Average Bid: **\$2,102.31**

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

VENDOR 1

J.S.B.K. Inc dba ServiceMaster by Robinson
Vendor Apple Rating: 
1520 NW 65 Av, Plantation, Florida 33313
In-House Vendor? No
Company Phone: (954) 749-9544
Extension: 0
Alt.Phone: (954) 749-9544
Alt.Extension: 0
Year Business Established: 1989
Contact: Jim Robinson
E-mail: servicemasterbyrobinson@hotmail.com
Mobile Phone: (954) 445-0096
TOTAL AMOUNT PROPOSED
\$2,110.05
Alternate Proposal Provided?
Yes
Alt.Price: \$2,110.05

LINE ITEM #1: Carpet Cleaning.

Cleaning of interior Carpet (carpet over concrete subfloors),

9 Floors, all carpeted hallways and public areas.

No or minimal obstructions or furnishings.

Attachment for Line Item 1:None**VENDOR 1:****LINE ITEM PRICE:** \$ 1,055.02

NOTES:Cleaning of carpet twice per year: See Attachment, Price based on per cleaning at \$1,055.02

Cleaning of interior carpeted corridors, hallways and public areas: 4,500 Sq. Ft. total. Method of cleaning:

low moisture shampoo using green ph natural products and deodorizer. Price based on cleaning twice per year.

EXCEPTION(S): NONE

ATTACHMENT(S): [The_Roads_\(1\).pdf](#)

ATTACHMENT(S): [The_Roads_\(2\).pdf](#)

WARRANTY INFORMATION

VENDOR 1 warrantryinformation:

WARRANTY-INFO: No Files
Warranty: N/A

VENDOR 1:

\$ 1055.05