



## 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.

### 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.**

**Parking Resurfacing/ Striping**  
**Coral Way Garden Condominium Association INC | RFP #320420**

Industry Solicited: **Roadway/Driveway/Walkway - Asphalt/Concrete/Pavers**  
Service Location: **Parking Lot**

Closed On: **01-29-2013**  
Proposals Submitted: **4**  
Alt.Proposals Submitted: **1**

High Bid: **\$9,485.00**  
Low Bid : **\$5,581.00**  
Average Bid : **\$7,737.25**

DESCRIPTION	VENDOR 1	VENDOR 2	VENDOR 3
<b>Company Logo:</b>			
<b>Company Name:</b>	Atlantic Southern Construction, Paving & Sealcoating	All County Paving - An M&M Asphalt Co.	1-800 Asphalt, Inc.
<b>Vendor Apple Rating:</b> (Based on customer surveys & vendor follow through)	 3.5 Out of 5	 4 Out of 5	 4 Out of 5
<b>Vendor Address:</b>	1490 N.W. 65th Ave. , Plantation, Florida 33313	1302 South J Street, Lake Worth, Florida 33460	1309 SW 21st Terr, Ft. Lauderdale, Florida 33312
<b>Contact Name:</b>	Michael Curry (Attn-Gordon)	Keith Hoersch	Ken Vella
<b>Office Number:</b>	(954) 581-5805	(561) 702-0855	(954) 588-4467
<b>Alt.Number:</b>	(954) 444-4927	(561) 634-7258	(800) 277-4258
<b>Mobile Number:</b>	(954) 214-1844	(561) 702-0855	(954) 598-3708
<b>Email Address:</b>	atlanticsouthern@att.net	keith@mandmasphalt.com	kvella@1800asphaltinc.com
<b>Business Established:</b>	1992	1985	2010
<b>General Liability:</b>	<b>\$4,000,000</b>	<b>\$7,000,000</b>	<b>\$4,000,000</b>
<b>Workers Comp. Policy?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>In-House Vendor?</b> (Vendor affiliated with management company)	No	No	No
<b>TOTAL AMOUNT PROPOSED:</b>	<b>\$6,806.00</b>	<b>\$5,581.00</b>	<b>\$9,485.00</b>
<b>Alternate Proposal?</b>	<b>No</b>	<b>\$9,077.00</b>	<b>No</b>

## 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.

File(s) Provided to Vendors: Parking.jpg

### Atlantic Southern Construction, Paving & Sealcoating:

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

### All County Paving - An M&M Asphalt Co.:

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):** NONE

### 1-800 Asphalt, Inc.:

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 stipe 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**

## GENERAL NOTES & WARRANTY:

### Atlantic Southern Construction, Paving & Sealcoating:

**GENERAL NOTES:**

NONE

**WARRANTY:**

1 year

**ATTACHMENT(S):** No Files

### All County Paving - An M&M Asphalt Co.:

**GENERAL NOTES:**

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

**WARRANTY:**

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

**ATTACHMENT(S):** No Files

### 1-800 Asphalt, Inc.:

**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 cost 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.

**WARRANTY:**

1 year

**ATTATCHMENT(S):** No Files

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

**Atlantic Southern Construction, Paving & Sealcoating:**

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: [AtlanticSouthernW9.pdf](#)

**All County Paving - An M&M Asphalt Co.:**

Occupational License: [If\\_Awarded\\_and\\_if\\_Required\\_by\\_Jurisdiction.pdf](#)  
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](#)

**1-800 Asphalt, Inc.:**


Occupational License: [20111101165807530-1.pdf](#)  
Professional License: [20111101165807530-1.pdf](#)  
General Liability Insurance: [1-800-Asphalt\\_COI\\_Exp3-18-14.pdf](#), [1-800-Asphalt\\_COI\\_Exp3-18-14.pdf](#)  
Workers Comp Insurance: [WorkComp2012-2013.pdf](#)  
W-9: [W-9-1.pdf](#)

**Parking Resurfacing/ Striping**  
**Coral Way Garden Condominium Association INC | RFP #320420**

Industry Solicited: **Roadway/Driveway/Walkway - Asphalt/Concrete/Pavers**  
Service Location: **Parking Lot**

Closed On: **01-29-2013**  
Proposals Submitted: **4**  
Alt.Proposals Submitted: **1**

High Bid: **\$9,485.00**  
Low Bid : **\$5,581.00**  
Average Bid : **\$7,737.25**

DESCRIPTION	VENDOR 1
<b>Company Logo:</b>	
<b>Company Name:</b>	All County Paving - An M&M Asphalt Co.
<b>Vendor Apple Rating:</b> (Based on customer surveys & vendor follow through)	 4 Out of 5
<b>Vendor Address:</b>	1302 South J Street, Lake Worth, Florida 33460
<b>Contact Name:</b>	Keith Hoersch
<b>Office Number:</b>	(561) 702-0855
<b>Alt.Number:</b>	(561) 634-7258
<b>Mobile Number:</b>	(561) 702-0855
<b>Email Address:</b>	keith@mandmasphalt.com
<b>Business Established:</b>	1985
<b>General Liability:</b>	\$7,000,000
<b>Workers Comp. Policy?</b>	Yes
<b>In-House Vendor?</b> (Vendor affiliated with management company)	No
<b>TOTAL AMOUNT PROPOSED:</b>	<b>\$9,077.00</b>
<b>Alternate Proposal?</b>	<b>\$9,077.00</b>



## 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.

**File(s) Provided to Vendors:** Parking.jpg

**All County Paving - An M&M Asphalt Co.:**

**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): NONE**

## GENERAL NOTES & WARRANTY:

All County Paving - An M&M Asphalt Co.:

### GENERAL NOTES:

This proposal includes the recommended patching we noticed on site and reflects repairs to the damaged area.

### WARRANTY:

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

**ATTACHMENT(S):** No Files