



PROPOSAL REPORT COVER PAGE



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FOUR POINTS PROPERTY MANAGEMENT, INC.

RFP#: 695835

RFP Title: 3rd Floor Roof
Seacrest_of_Broward_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.



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PROPOSAL REPORT FOR:

Seacrest of Broward Condominium
 326 Wilson Street
 Hollywood, FL 33319

Summary Details For RFP No.695835:

Reference Name: 3rd Floor Roof
 Industry Solicited: Roofing
 RFP Close Date & Time: 12-18-2012 15:00
 Location where work is to be performed: Other

Projected Contract Term: one time

Proposal Overview Details:

Proposals Submitted: **2**
 Alt.Proposals Submitted: **0**
 High Bid: **\$4,118.00**
 Low Bid: **\$4,118.00**
 Average Bid: **\$4,118.00**

VENDOR 1	VENDOR 2
	
PSI Roofing	Latite Roofing & Sheetmetal LLC
Vendor Apple Rating: 	Vendor Apple Rating: 
792 NE 45 th St, Oakland Park, Florida 33334	2280 W. Copans road, Pompano Beach, Florida 33069
In-House Vendor? No	In-House Vendor? No
Company Phone: (954) 791-7663	Company Phone: (954) 335-5015
Extension: 226	Extension: 0
Alt.Phone: (954) 791-7663	Alt.Phone: (954) 772-3446
Alt.Extension: 226	Alt.Extension: 0
Year Business Established: 1994	Year Business Established: 1943
Contact: Shannan Morales	Contact: Al Zobec
smorales@psi-roofing.com	alz@latite.com
Mobile Phone: (954) 325-9670	Mobile Phone: (772) 260-0647
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$4,118.00	\$0.00*
Alternate Proposal Provided?	Alternate Proposal Provided?
No	No
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: Roof Repair.

Leak Location and Repair: 3rd Story flat roof over apartment unit #207.

The association has the 2nd floor roof redone in 2010. However, they never did the 3rd floor roof about unit #207. This is the area that needs work, between major corrective work or possible re-roofing for the 3rd floor segment of the building.

Please provide a proposal including evaluation and recommendations for repairs needed for current leaks and weather extremes.

Attachment for Line Item 1:None**VENDOR 1:****LINE ITEM PRICE: \$ 4,118.00**

NOTES:PLEASE ALSO SEE ATTACHED PROPOSAL WITH PHOTOS AND ADDITIONAL DETAIL.

Small flat third floor roof needs waterproofing.

#1 - Membrane Deterioration

1. Thoroughly clean the surface of flat roof areas to be coated to remove any film, dirt, loose material, oils or foreign material that will inhibit bonding.
2. Apply (1) complete coat of All White R200 sealer on entire small flat roof.
3. Apply one coat of All White R400, a rubber sealant which cures to form a seamless rubber membrane embedded with fabric, let dry.
4. Apply second and final coat of All White R400, a rubber sealant which cures to form a seamless rubber membrane.

#2 - Clean Up

Clean all work related debris and dispose at an appropriate facility.

EXCEPTION(S): NONE

ATTACHMENT(S): [14192_Seacrest_of_Broward_12-17-12.pdf](#)

VENDOR 2:**LINE ITEM PRICE: \$ 0.00**

NOTES:Could not bid this project due to time constraints

EXCEPTION(S): ALL

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

Insured

Worker's Comp

Worker's Comp. Exemptions NOT Accepted

General Liability

Minimum Liability Insurance Amount Required:\$

VENDOR 1:

Occupational License: [BrowardBusTax2012.pdf](#)

Professional License: [CCC047136_Exp8-31-14.pdf](#),[GC-FL.pdf](#)

General Liability Insurance: [COI-GL_6-2013.pdf](#),[COI-GL_6-2013.pdf](#)

Workers Comp Insurance: [Certificate_of_Insurance_-_74983.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: one year on workmanship

VENDOR 2:

Occupational License: [City_-_Pompano_Beach_-_2012_-_Scott.pdf](#)

Professional License: [CCC1326510_Exp8-31-14.pdf](#)

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

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

W-9: [W-9_1-4-12.pdf](#)

WARRANTY-INFO: No Files

Warranty: Could not bid this project due to time constraints