



## PROPOSAL REPORT COVER PAGE



Jovany Santos  
**Affinity Management Services**

**RFP#:** 800909

**RFP Title:** Roof drainage/gutter/soffit repair  
Sage\_on\_15\_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.

**PROPOSAL REPORT FOR:**

Sage on 15 Condominium  
1341 15th ST  
Miami Beach, FL 33139

**Summary Details For RFP No.800909:**

Reference Name: Roof drainage/gutter/soffit repair  
Industry Solicited: Roofing  
RFP Close Date & Time: 12-11-2012 12:00  
Location where work is to be performed: Other

Projected Contract Term: One time

**Proposal Overview Details:**

Proposals Submitted: **3**  
Alt.Proposals Submitted: **1**  
High Bid: **\$4,238.00**  
Low Bid: **\$1,885.00**  
Average Bid: **\$2,876.67**

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? <b>No</b>	In-House Vendor? <b>No</b>
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
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$4,238.00</b>	<b>\$1,885.00*</b>
Alternate Proposal Provided?	Alternate Proposal Provided?
<b>Yes</b>	<b>No</b>
<b>Alt.Price: \$2,507.00</b>	<b>Alt.Price: N/A</b>

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

**LINE ITEM #1:** Roof drainage/gutter/soffit repair .

There are several locations on the building where water is possibly leaking between the fascia and gutters, into the soffit. Please quote complete repair for:

- 1) Roof Drainage
- 2) Flashing/Gutter repairs
- 3) Fascia and Soffit repairs

See attached photos for examples.

**Attachment for Line Item 1:** [Corner.jpg](#)**VENDOR 1:**

**NOTES:**PLEASE SEE THE ATTACHED COMPLETE PROPOSAL AND PHOTOS. The following is a summary of the items to repair/replace:

1 - Rusted out Eve Metal

2 - Rotten Fascia

Remove and replace 40' of double fascia 1"x6" and the second one is 40' x 1' x 10" fastened with eight Penny nails.

3 - Rotten Fascia & Soffit

Remove existing gutter at rotten fascia locations as needed. Cut back remove roof membrane rotten rusted out 3"x3"eve metal.

Replace any rotten wood decking as needed at repair areas.

Install new 43lb base sheet fastened with ring shank roofing nails and tin caps. Install new 3x3 eve metal at repair locations fastened with ring shank roofing nails.

Install new rubber and polyester reinforced modified roll roofing patch to the repair areas fully adhered with premium mastic.

Sealed the perimeter of the modified patch using a three course application of premium mastic and membrane.

4-5 -Damaged Soffit

Apply granule to expose mastic for over all good condition.

PLEASE SEE ALTERNATE PROPOSAL FOR ADDITIONAL RECOMMENDATIONS FOR YOUR ROOF.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** [\\_14173\\_Sage\\_Condo\\_12-7-12.pdf](#)

**VENDOR 2:**

**NOTES:**Please also see attached agreement for full detail:

Latite Roofing & Sheet Metal Co., proposes to do the following roof repair on the above referenced property as follows:

**SCOPE OF WORK**

1) Reseal 24 pitch pans for AC stands

2) Replace 1 line jack for AC unit

3) Replace 20 feet of drip edge

4) Reseal gutters at joints

5) Repair the flat roof using metal flashing, base sheet, modified membrane, modified adhesive/cement and fiberglass membrane as needed.

**EXCEPTION(S):** Any stucco or paint repairs required are not included.

**ATTACHMENT(S):** [1430\\_NW\\_15th\\_Avenue\\_Miami.doc](#)

All other items, charges & fees not itemized above

**VENDOR 1:**

**\$ 4,238.00**

**VENDOR 2:**

**\$ 1,885.00**

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

**VENDOR 1:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**VENDOR 2:**

**GENERAL NOTES:**

- Draw Schedule:  
10% deposit  
50% upon time of initial repair and balance upon completion.

**GENERAL EXCEPTION(S):**

None

**Licensed**

Professional

**Insured**

Worker's Comp

Worker's Comp. Exemptions NOT Accepted

General Liability

Minimum Liability Insurance Amount Required: **\$1000000.00**

Property Association MUST Be Listed As An "Additional Insured"

**VENDOR 1:**

Occupational License: [BrowardBusTax2012.pdf](#)

Professional License: [CCC047136\\_Exp8-31-14.pdf](#), [GC-FL.pdf](#)

General Liability Insurance: [COL-GL\\_6-2013.pdf](#), [COL-GL\\_6-2013.pdf](#)

Workers Comp Insurance: [Certificate\\_of\\_Insurance\\_-\\_74983.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: One year Warranty on repairs

**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: 1 year



**Affinity Management Services**  
 1430 NW 15th Avenue  
 Miami, Florida 33125  
**P:** (305)325-4243

**PROPOSAL REPORT FOR:**

Sage on 15 Condominium  
 1341 15th ST  
 Miami Beach, FL 33139

**Summary Details For RFP No.800909:**

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

VENDOR 1
PSI Roofing
Vendor Apple Rating: 
792 NE 45 th St, Oakland Park, Florida 33334
In-House Vendor? <b>No</b>
Company Phone: (954) 791-7663
Extension: 226
Alt.Phone: (954) 791-7663
Alt.Extension: 226
Year Business Established: 1994
Contact: Shannan Morales
E-mail: smorales@psi-roofing.com
Mobile Phone: (954) 325-9670
<b>TOTAL AMOUNT PROPOSED</b>
<b>\$2,507.00</b>
Alternate Proposal Provided?
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<b>Alt.Price: \$2,507.00</b>

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**Attachment for Line Item 1:** [Corner.jpg](#)**VENDOR 1:**

**NOTES:** PLEASE SEE ATTACHED PROPOSAL FOR PHOTOS AND DETAILS OF THESE ITEMS.

## 1 - Roof Debris

Consequence: Prevents normal drainage and accelerates deterioration of the membrane by ponding water.

Clean all dirt and debris from the roofing repair areas to a smooth workable surface.

## 2 - Missing Gooseneck Cover

Consequence: Water will penetrate into building.

Install one new 12" x 5" AC Jack fastened with screws. Install new rubber and polyester reinforced modified roll roofing around AC Jack fully adhered with premium mastic. Sealed the perimeter of the modified patch using a three course application of premium mastic and membrane.

## 3 - Pitch pans

Consequence: Water will penetrate into roof system and interior of building.

Fill Pitch Pans, using new premium mastic installed in a manner that will provide a sloped top surface which will cause the water to run off and will allow for shrinkage of material.

## 4 - Penetrations

Seal around base of AC Jack vents, plumbing stack vents, etc using premium mastic.

## 5 - Ponding Areas

Consequence: roofing membrane and exposed mastic will age prematurely and crack causing water penetration.

Apply Karnak, a premium fibered aluminum coating on dark areas of roof 25' x 30', to maintain reflectivity and overall good condition of the roof for longevity.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** [\\_14173\\_Sage\\_Conado\\_Maintenance12-7-12.pdf](#)

WARRANTY INFORMATION

**VENDOR 1 warrantryinformation:**

WARRANTY-INFO: No Files  
Warranty: One year Warranty on repairs



**VENDOR 1:**

**\$ 2507.00**