



## PROPOSAL REPORT COVER PAGE



Thalita Arias

**Association Services of Florida**

**RFP#: 999666**

**RFP Title:** Elevator Modernization

Hillcrest East Building 20 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:**

Hillcrest East Building 20 Inc  
 919 Hillcrest Drive  
 Hollywood, FL 33021

**Summary Details For RFP No.999666:**

Reference Name: Elevator Modernization  
 Industry Solicited: Elevator (Service & Repairs)  
 RFP Close Date & Time: 01-25-2013 11:00  
 Location where work is to be performed: Common areas

**Proposal Overview Details:**

Proposals Submitted: **4**  
 Alt.Proposals Submitted: **5**  
 High Bid: **\$194,000.00**  
 Low Bid: **\$22,320.00**  
 Average Bid: **\$123,773.33**

Projected Contract Term: One-Time

| VENDOR 1   | VENDOR 2   | VENDOR 3  | VENDOR 4   |
|--|--|---|--|
|                           |                           |                           |                           |
| Broward Elevator & Lift  | Atech Fire and Security Inc.   | MJ X 2 Elevators  | Maverick United Elevator   |
| Vendor Apple Rating:<br> | Vendor Apple Rating:<br> | Vendor Apple Rating:<br> | Vendor Apple Rating:<br> |
| 5813 North Andrews Way ,<br>Fort Lauderdale ,<br>Florida 33309   | 1945 W Copans Rd,<br>Pompano Beach,<br>Florida 33064   | 12136 Wiles Road,<br>Coral Springs,<br>Florida 33076  | 10639 NW 122 St.,<br>Medley,<br>Florida 33178  |
| In-House Vendor? <b>No</b>   | In-House Vendor? <b>No</b>   | In-House Vendor? <b>No</b>  | In-House Vendor? <b>No</b>   |
| Company Phone: (954) 491-8161  | Company Phone: (954) 957-8980  | Company Phone: (305) 510-2566   | Company Phone: (305) 510-8272  |
| Extension: 0   | Extension: 0   | Extension: 0  | Extension: 0   |
| Alt.Phone: (954) 491-8161  | Alt.Phone: (954) 957-8980  | Alt.Phone: (954) 742-6856   | Alt.Phone: (561) 961-9149  |
| Alt.Extension: 0   | Alt.Extension: 0   | Alt.Extension: 0  | Alt.Extension: 0   |
| Year Business Established: 2009  | Year Business Established: 1980  | Year Business Established: 2001   | Year Business Established: 2011  |
| Contact: Mike West   | Contact: John Meyer  | Contact: Jim Maton  | Contact: Miguel Garcia   |
| mike@browardelevator.com   | john@atechsystems.us   | mjx2elevator@<br>bellsouth.net  | info@mavelevator.com   |
| Mobile Phone: (954) 918-2123   | Mobile Phone: (954) 695-5426   | Mobile Phone: (305) 510-2566  | Mobile Phone: (954) 296-3797   |
| <b>TOTAL AMOUNT PROPOSED</b>   | <b>TOTAL AMOUNT PROPOSED</b>   | <b>TOTAL AMOUNT PROPOSED</b>  | <b>TOTAL AMOUNT PROPOSED</b>   |
| <b>\$194,000.00</b>  | <b>\$22,320.00*</b>  | <b>\$0.00</b>   | <b>\$155,000.00*</b>   |
| Alternate Proposal Provided?   | Alternate Proposal Provided?   | Alternate Proposal Provided?  | Alternate Proposal Provided?   |
| <b>No</b>  | <b>No</b>  | <b>No</b>   | <b>No</b>  |
| <b>Alt.Price: N/A</b>  | <b>Alt.Price: N/A</b>  | <b>Alt.Price: N/A</b>   | <b>Alt.Price: N/A</b>  |

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

**LINE ITEM #1:** Elevator Modernization.

Refurbish site elevator and upgrade to upcoming standards per statute and code.

Itemize all required upgrades or repairs separately, categorized by:

- 1) Compliance with new and upcoming requirements, and
- 2) Repairs and modernization due to age, wear & tear.

Note that this work is for the Hillcrest Condo association ONLY.

Desired Items Follow

**Attachment for Line Item 1:None****VENDOR 1:****LINE ITEM PRICE:** \$ 194,000.00**NOTES:**no exceptions**EXCEPTION(S):** NONE**VENDOR 2:****LINE ITEM PRICE:** \$ 22,320.00**NOTES:**New 3 phase disconnect for each elevator

New 110 volt disconnect for cab lights for each elevator

GFI receptacle in elevator machine room

GFI receptacle in elevator pit

Elevator pit lighting (two four foot fluorescent light fixtures in each pit)

Machine room lighting to code

Conduit and wire from telephone room to elevator machine room for emergency phones in cabs

Power for air conditioning

Signal wires from backup generator to elevator machine room

All necessary conduit and cable

Labor to install

Sealed engineered electrical drawings

Electrical riser diagrams and power calculation

City of Hollywood electrical permit fees shall be passed through

Inspections with the elevator contractor and electrical inspector are included in this price

SEE ATTACHMENT for additional information.

permit fees are not included

**EXCEPTION(S):** NONE**ATTACHMENT(S):** hillcrest\_20\_\_electric\_1-8-13.doc**VENDOR 3:****LINE ITEM PRICE:** NONE**NOTES:** NONE**EXCEPTION(S):** NONE**VENDOR 4:****LINE ITEM PRICE:** \$ 155,000.00**NOTES:**NEW CONTROLLER, Traction

• The controller Model # V900 VF-CL, manufactured by Elevator Controls Corporation, is a closed loop variable voltage variable frequency type automatic two-way leveling. The controller will have a solid state AC motor drive. The solid state power control shall be closed-loop design and shall provide the power output for the AC hoist motor. It shall be a compact self-contained unit that will provide step less acceleration and deceleration and provide regulation at all speeds. The controller shall provide the required electrical operation of the elevator control system including the automatic application of the brake, which shall bring the car to rest upon failure of power. Emergency Power operation will be included. Owner to provide emergency power and signal requirements.

HOISTING MACHINE, Geared Traction

- Hoist machine will be refurbish
- Clean and eliminate the existing leaks on the machines
- Furnish and install new seals and bearings for the traction machines
- Provide new gear oil for the traction machines
- Remove and dispose generator from the elevator machine room.

MACHINE MOTOR

- New AC motors will be installed on both machines.

## NEW SAFETY COMPONENTS

- New governor and tail sheave with new cable will be installed.
- Furnish and install new Hollister Whitney rope gripper.
- Furnish and install Automatic rope lubrication.

## RETAINED SAFETY COMPONENTS

- Safeties will be refurbished.

## NEW FIXTURES

- Furnish and install new operating stations, one (1) per elevator, at the proper code and ADA height. Car station will include car call light up buttons, keyed stop switch, door open and door close buttons, and ADA markings that will be located to the left of the push buttons. An ASME 2004 code fire service key switch will be provided. This car station will also include an emergency light fixture with a self-contained power pack and a trickle charger with switchover device in the event of a normal power outage.
- Furnish and install one (1) new digital car position indicator in car operating panel.
- Furnish and install one (1) new lobby hall position indicator at the main lobby entrance. Lobby Station will include Hoistway Access Switches, Fire Service PH I key switch and digital position indicators.
- Furnish and install new surface mounted hall push button stations with light up buttons at the proper code and ADA height. Each hall station will include digital position indicators.
- Furnish and install a new ADA phone in each car station.
- Furnish and install hoist way access key switch. This will be installed on the Terminal Hall Stations.
- Furnish and install the required hoist way entrance markings. There will be two (2) per entrance frame and they will be located 60" above the finished floor.
- All fixtures cover plates to be #4 stainless steel finishes.

## DOOR EQUIPMENT

- Furnish and install new door operators.
- Furnish and install new tracks, hardware, gibs, safety tabs, rollers, closures, interlocks and unlocking device.
- Furnish and install proximity edges.

## HOISTWAY WORK

- Furnish and install an entirely new hoist way tape selector box using an array of magnetic sensors to provide accurate car position control throughout the travel. The selector box attaches to the car cross head and moves along a three inch wide steel tape. The steel tape is mounted at the top and bottom of the hoist way. A series of magnet strips are attached to the tape and are used to activate the magnetic sensors in the selector box. The selector box glides freely along the steel tape using four nylon tape guides. These guides are designed for long life and easy replacement. Features include compatible with all solid state controllers, solid state circuitry, LED indicators, easy floor leveling adjustment, state of the art design and high durability.
- Furnish and install new limit switches which are designed to prevent the elevator from traveling beyond its designated limits.
- Furnish and install new pit stop switches.

## CAR TOP INSPECTION BOX

- Furnish and install one car top inspection station with GFI outlet and light fixture.

## WIRING

- Furnish and install new machine room and hoist way wire, raceways and conduit.
- Furnish and install new hoist way and car wiring.
- Furnish and install new travel cable.

## CAB-INTERIOR

- Remove existing interior.
- Furnish and install 7 P. Lam raised panel.
- Furnish and install Stainless steel #4 front (Return, Transom)
- Furnish and install reveals base with ventilation frieze.
- Furnish and install stainless steel #4 down light with 6 led lamps.
- Furnish and install stainless steel #4 1.5 round hand rail with 4 standoffs.

## MISCELLANEOUS

- Furnish and install elevator pit ladders
- Clean and paint elevator machine room, pit, and car tops.

**EXCEPTION(S):** 1. Electrical upgrades  
2 Fire alarm upgrades  
3. Mechanical upgrade (air conditioning)

**LINE ITEM #2:** Proposal Checklist for service and upgrades.

The following are our desired refurbishment and re-use REQUESTS. If there are conflicts based upon your inspection or evaluation, please identify each by number as an Exception.

All work to be permitted, inspected, and compliant with active and pending standards and codes.

Upgrade Existing Elevator Systems:

1. Replace Controllers to current codes and functionality.
2. Re-use as appropriate car, sling, platform, hoistway, pit, power feeds. A due diligence inspection prior to proposal is to identify (all items not already specified for replacement) that may require replacement to meet code or correct operation.
3. New Closed Loop Door Operation to be implemented. Provide new closed loop door operation features, designed to operate the car and hoistway doors simultaneously.
4. The current hoistway door frames and door panels will be retained. Hoistway Doors refurbishment to include new Door Equipment, including Gibs, Hanger Rollers, Interlocks/pickups, Hatch tracks, Hatch closers.
5. Hall Position Indicators/Lanterns to be replaced with new. New Car and Hall Signals to be compliant with applicable Codes.
6. Provide new Roller Guide Assemblies for cars.
7. Reuse Car Door Restrictors as appropriate
8. Reuse existing Door Protection as appropriate
9. The existing Hoistway Entrances will be reused if possible. If refinish appropriate, please provide recommendations.
10. Car Position Indicators, Hoistway Jamb Brailles and Car Operating Panels will be replaced with new to accommodate additional features and code requirements, including ADA compliant telephone, fire safety and emergency lighting.
11. An ADA compliant audible signal will be provided to indicate to a passenger on the elevator that the elevator is stopping or passing a floor.
12. New Car Traveling Lanterns will be provided in the elevator.
13. New Alarm Bells will be installed button actuated from cars that will include battery backup for operation in power fail conditions.
14. New Hall Pushbuttons at each landing, including fire service bypass and required signage for Fire Exiting.
15. New Cartop railing and inspection station as appropriate.
16. New Emergency Lighting.
17. New toe guard for car
18. New Hoistway Access Station as appropriate.
19. Replace traveling cable as necessary for condition and to accommodate retrofit.
20. Replace pit ladders as appropriate.
21. Inspect and Service Hydraulic systems as needed.
22. Main line safety switch with rejection clips.
23. New cab car light safety switches.
24. Code compliance machine room light fixtures with protective covers as appropriate.
25. GFI receptacles in machine room as appropriate.
26. GFI receptacles in each pit as appropriate.
27. Phone conduit with wire.
28. Air conditioner for equipment room: Evaluate requirements and quote for appropriate upgrade.
29. New hoist way lights in each pit as appropriate.
30. Dedicated earth grounds per elevator machine room as appropriate.
31. Lowering relay contacts.
32. Fire alarm conduit with pull strings.
33. Furnish and install new fire alarm devices and all pipes, conduit, and cables needed to complete work.
34. Connect new fire alarm panel (FACP) to existing fire alarm system.
35. Re-program and test system for elevator recall functionality
36. Furnish and install new smoke detector and heat detector plus new controls relays as appropriate in the elevator equipment room
37. Proposal must include testing, certification, engineered CAD drawings, city & county inspection permits.

**Attachment for Line Item 2:None**

**VENDOR 1:**

**NOTES:**no exceptions to the above scope of work

**EXCEPTION(S):** NONE

**VENDOR 2:**

**LINE ITEM PRICE:** NONE

**NOTES:**provide all the necessary fire alarm and electrical for the elevator modernization

**EXCEPTION(S):** permit fees are not included

**ATTACHMENT(S):** hillcrest\_20\_fire\_\_electric\_1-7-13.doc

**VENDOR 3:**

**LINE ITEM PRICE:** NONE

**NOTES:** NONE

**EXCEPTION(S):** NONE

**VENDOR 4:**

**NOTES:** NONE  
**EXCEPTION(S):** NONE

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

**VENDOR 1:**

**GENERAL NOTES:**

no exceptions

**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

**Licensed**

Professional

Occupational

**Insured**

Worker's Comp

Worker's Comp. Exemptions Accepted

General Liability

Minimum Liability Insurance Amount Required: **\$1,000,000.00**

Management Company MUST Be Listed As An "Additional Insured"

Property Association MUST Be Listed As An "Additional Insured"

**VENDOR 1:**

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

Professional License: [CC1465\\_Exp12-31-13.pdf](#), [ELC545-Exp12-31-13.pdf](#)

General Liability Insurance: [Cert\\_CAMASSISTANT\\_6654935.pdf](#)

Workers Comp Insurance: [Cert\\_CAMASSISTANT\\_6654935.pdf](#)

W-9: [w9.pdf](#)

WARRANTY-INFO: No Files

Warranty: 12 months

**VENDOR 2:**

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

Professional License: [EC0002393\\_Exp8-31-14.pdf](#)

General Liability Insurance: [GL-Atech\\_Exp11-5-13.pdf](#)

Workers Comp Insurance: [WC-Atech-2012.pdf](#)

W-9: [W9-Atech.pdf](#)

WARRANTY-INFO: No Files

Warranty: one year on parts and labor

**VENDOR 3:**

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

Professional License: [license.pdf](#)

General Liability Insurance: [MJx2\\_GL\\_Exp11-21-13.pdf](#)  
Workers Comp Insurance: [2012Cert-CAMassistant.pdf](#)  
W-9: [W9.pdf](#)  
WARRANTY-INFO: No Files  
Warranty: Not Specified

#### **VENDOR 4:**

Occupational License: [If\\_Awarded\\_and\\_if\\_Required\\_by\\_Jurisdiction.pdf](#)  
Professional License: [619-Elevator-Exp12-31-13.pdf](#)  
General Liability Insurance: [2012-Cert\\_EVIDENCE\\_OF\\_INSURANCE\\_6389162.pdf](#)  
Workers Comp Insurance: [2012-Cert\\_EVIDENCE\\_OF\\_INSURANCE\\_6389162.pdf](#)  
W-9: [W9-Maverick.pdf](#)  
WARRANTY-INFO: No Files  
Warranty: 1. 1 year warranty. 2. 1 year free maintenance.