



PROPOSAL REPORT COVER PAGE



Lee Hunt
Sheffield D COA

RFP#: 965473

RFP Title: Exterior Painting
Sheffield D Condominium Association

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.









Sheffield D COA
C/O 87 Sheffield D
West Palm Beach, Florida 33417
P: (561) 202-8460

Exterior Painting
Sheffield D Condominium Association | RFP #965473

Industry Solicited: **Painting/Wallpaper/Staining/Waterproofing**
Service Location: **Common areas**
Projected Contract Term: **One-Time**

Closed On: **01-27-2012**
Proposals Submitted: **6**
Alt.Proposals Submitted: **0**

High Bid: **\$18,135.00**
Low Bid : **\$4,775.00**
Average Bid : **\$9,278.00**

DESCRIPTION	VENDOR 1	VENDOR 2	VENDOR 3
Company Logo:			
Company Name:	Orion Contracting	Milex Contractors, Inc	PD Painting, Inc.
Vendor Apple Rating: (Based on customer surveys & vendor follow through)	 4 Out of 5	 4 Out of 5	 4 Out of 5
Vendor Address:	312 S. Old Dixie Hwy , Jupiter, Florida 33458	3234 nw 60th Street, Boca Raton, Florida 33496	3438 Frontier Avenue, Lake Worth, Florida 33467
Contact Name:	Paul Damigos	Thomas Liberati	Daniel Pena
Office Number:	(561) 745-7800	(561) 995-0404	(561) 422-1951
Alt.Number:	(561) 745-7800	N/A	N/A
Mobile Number:	(561) 662-0946	(561) 756-3669	(561) 644-3419
Email Address:	orioncontracting@ bellsouth.net	tom@milexcontractors.com	info@pdpaintinginc.com
Business Established:	2002	1995	2004
General Liability:	\$2,000,000	\$2,000,000	\$3,000,000
Workers Comp. Policy?	Yes	Yes	Yes
In-House Vendor? (Vendor affiliated with management company)	No	No	No
TOTAL AMOUNT PROPOSED:	\$6,600.00	\$7,200.00	\$0.00
Alternate Proposal?	No	No	No









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DESCRIPTION	VENDOR 4	VENDOR 5	VENDOR 6
Company Logo:			
Company Name:	Arpin & sons	Colorpro Finishers, LLC	GOT-IT-COVERED
Vendor Apple Rating: (Based on customer surveys & vendor follow through)	 4 Out of 5	 4.5 Out of 5	 4 Out of 5
Vendor Address:	4920 N Dixie Hwy , Oakland Park, Florida 33334	2906 Fontana Lane, Royal Palm Beach, Florida 33411	1625 S.W. 1st. WAY,SUITE C6, DEERFIELD BEACH, Florida 33441
Contact Name:	Don Arpin	Alvaro Ahad	MARK PETRICH
Office Number:	(954) 772-8345	(561) 202-2720	(954) 428-2950
Alt.Number:	N/A	(561) 202-2720	(954) 931-7202
Mobile Number:	(954) 772-3699	(561) 889-8522	(954) 658-0261
Email Address:	arpin2@bellsouth.net	al@colorprofinishers.com	sjhume62@hotmail.com
Business Established:	1980	2004	2008
General Liability:	\$2,000,000	\$2,000,000	\$2,000,000
Workers Comp. Policy?	Yes	Yes	Yes
In-House Vendor? (Vendor affiliated with management company)	No	No	No
TOTAL AMOUNT PROPOSED:	\$9,680.00	\$18,135.00	\$4,775.00
Alternate Proposal?	No	No	No



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ITEMIZED PRICING BREAKDOWN

DESCRIPTION	VENDOR1	VENDOR2	VENDOR3
Company Logo:			
Company Name:	Orion Contracting	Milex Contractors, Inc	PD Painting, Inc.
Line Item #1 Pricing: Exterior Painting	\$0.00	\$0.00	\$0.00
Line Item #2 Pricing: Exterior Paint: Walkways	\$2,000.00	\$2,100.00	\$0.00
Line Item #3 Pricing: Exterior Paint: Banisters/Rails	\$2,000.00	\$3,400.00	\$0.00
Line Item #4 Pricing: Exterior Paint: Front Building Faces	\$2,600.00	\$1,700.00	\$0.00
Line Item #5 Pricing: Miscellaneous	\$0.00	\$0.00	\$0.00
TOTAL AMOUNT PROPOSED:	\$6,600.00	\$7,200.00	\$0.00



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ITEMIZED PRICING BREAKDOWN

DESCRIPTION	VENDOR4	VENDOR5	VENDOR6
Company Logo:			
Company Name:	Arpin & sons	Colorpro Finishers, LLC	GOT-IT-COVERED
Line Item #1 Pricing: Exterior Painting	\$0.00	\$0.00	\$0.00
Line Item #2 Pricing: Exterior Paint: Walkways	\$2,175.00	\$4,200.00	\$1,800.00
Line Item #3 Pricing: Exterior Paint: Banisters/Rails	\$2,980.00	\$6,060.00	\$1,325.00
Line Item #4 Pricing: Exterior Paint: Front Building Faces	\$4,525.00	\$7,875.00	\$1,650.00
Line Item #5 Pricing: Miscellaneous	\$0.00	\$0.00	\$0.00
TOTAL AMOUNT PROPOSED:	\$9,680.00	\$18,135.00	\$4,775.00

LINE ITEM #1: Exterior Painting.

Surfaces to Paint/Finish -

Walkways:

Approx Horizontal area: 480 ft x 4.5 ft

Color: TBD

Bannisters/Rails:

Approx Dimensions: 240ft x 4ft

Color: TBD

Front Face of Building:

Approx: Dimensions: 240 ft. x 2 floors. FRONT FACE ONLY for this proposal.

Color: White to match existing.

Surface Preparation/Primer per Vendor recommendation.

File(s) Provided to Vendors: None

Orion Contracting:

NOTES: NONE

EXCEPTION(S): NONE

Milex Contractors, Inc:

NOTES: Pressure wash, hand scrape any loose/peeling surfaces

EXCEPTION(S): NONE

PD Painting, Inc.:

NOTES: Pressure wash, hand scrape any loose/peeling surfaces

EXCEPTION(S): NONE

Arpin & sons:

NOTES: Fronts of 3 bldg., upper & lower , include facis

EXCEPTION(S): NONE

Colorpro Finishers, LLC:

NOTES: All surfaces to be painted shall be pressure cleaned, caulked, mechanically sanded, and primed

EXCEPTION(S): NONE

GOT-IT-COVERED:

NOTES: All Surfaces to be painted Shall be pressure clean with aprox. 3000 psi applying a chlorine wash during cleaning. All areas need to be sealed prior to finish coat. After sealer is applied all cracks shall be filled with a elastomeric patching compound and or caulking material, all window frames, door frames and any voids 90 degree angles shall be caulked in. After prep is complete the finish shall be applied we recommend a 100% acrylic latex paint (satin) finish for walls and ballustrades, the railing cap shall receive same product in a semi gloss finish for durability. Once walkways have been cleaned it is recommended all expansion joints be re-opened and done properly, (we will give you a line item price for that) Once all joints are fixed to insure no leaks then we can apply the deck coating we would apply a TUFF-TOP product from BENJAMIN MOORE with extra non skid additive.

EXCEPTION(S): NONE

LINE ITEM #2: Exterior Paint: Walkways.

See Dimensions Above:

This must be high durability (10 year) NON-SKID and SLIP RESISTANT surface.

Color is to be determined based on those available for proposed surface.

PLEASE ALSO PROVIDE AN ALTERNATE BID for a non-skid epoxy-type surface if available through your firm.

File(s) Provided to Vendors: None

Orion Contracting:	LINE ITEM PRICE: \$ 2,000.00
NOTES: There is no 10 year floor system available We will offer a 1 year warranty for the floor painting.	
EXCEPTION(S): NONE	
Milex Contractors, Inc:	LINE ITEM PRICE: \$ 2,100.00
NOTES: Pressure wash, hand scrape any loose/peeling surfaces. Includes steps, treads, risers of stairways. At your request we will include Shark-Grip, added to paint. Though this provides some addition grip, it in no way assures fall or trip prevention. There are other solutions, but based on our conversation these would be cost prohibitive.	
EXCEPTION(S): NONE	
PD Painting, Inc.:	LINE ITEM PRICE: \$ 0.00
NOTES: Pressure wash, hand scrape any loose/peeling surfaces. Includes steps, treads, risers of stairways. At your request we will include Shark-Grip, added to paint. Though this provides some addition grip, it in no way assures fall or trip prevention. There are other solutions, but based on our conversation these would be cost prohibitive.	
EXCEPTION(S): NONE	
Arpin & sons:	LINE ITEM PRICE: \$ 2,175.00
NOTES: upper & lower incl. stairs, 3 bldgs, bonding primer & paint	
EXCEPTION(S): NONE	
Colorpro Finishers, LLC:	LINE ITEM PRICE: \$ 4,200.00
NOTES: Grind loose all expansion joints, cut out existing filler, clean with Xylene for adhesion and caulk with SikaFlex 1A. Apply anti skid aggregate to paint material for non skid performance Typical to all buildings. Apply 2 coats of 4-4210 Permarette Acrylic Floor Enamel to walkways and floors	
EXCEPTION(S): NONE	
GOT-IT-COVERED:	LINE ITEM PRICE: \$ 1,800.00
NOTES: PLEASE NOTE IT IS RECOMMEND TO APPLY 2 COATS TO WALKWAYS REGARDLESS OF COLOR CHANGE THE ONE WALKWAY LEADING AWAY FROM THE BUILDING THAT WAS NEVER PAINTED WILL RECEIVE ONE COAT OF A CLEAR CONCRETE COATING.	
EXCEPTION(S): NONE	

LINE ITEM #3: Exterior Paint: Banisters/Rails.

See Dimensions Above:

Rail surface to be highly resilient to soiling and staining, easily cleanable.

Rail and banister finishes must be high durability (10 year) finish.

Color is to be determined based on those available for proposed surface.

PLEASE ALSO PROVIDE AN ALTERNATE BID for a "Permanent Coating" solution (ie: Rhino Coat, epoxies or equiv).

File(s) Provided to Vendors: None

Orion Contracting:	LINE ITEM PRICE: \$ 2,000.00
NOTES: NONE	
EXCEPTION(S): NONE	
Milex Contractors, Inc:	LINE ITEM PRICE: \$ 3,400.00
NOTES: Pressure wash and paint all handrails and ballusters with satin or flat finish latex paint. Includes caulking base of each balluster. This included Railings and ballusters for 3 staircases.	
EXCEPTION(S): NONE	
PD Painting, Inc.:	LINE ITEM PRICE: \$ 0.00
NOTES: Pressure wash and paint all handrails and ballusters with satin or flat finish latex paint. Includes caulking base of each balluster. This included Railings and ballusters for 3 staircases.	
EXCEPTION(S): NONE	
Arpin & sons:	LINE ITEM PRICE: \$ 2,980.00
NOTES: Balcony handrails on 3 bldg.... D caulk at slab, uprites satin & rail w/ washable paint	
EXCEPTION(S): NONE	
Colorpro Finishers, LLC:	LINE ITEM PRICE: \$ 6,060.00
NOTES: Grind loose paint and concrete, clean around bottom of Ballisters, and caulk with Perma-crete Polyurea Join Filler. Apply 2 coats of 919 Advantage 900 Semi-Gloss Acrylic Enamel. 7 year warranty	
EXCEPTION(S): NONE	
GOT-IT-COVERED:	LINE ITEM PRICE: \$ 1,325.00
NOTES: TOP CAP OF BALASTRADE SHALL RECEIVE A SEMI-GLOSS FINSH	
EXCEPTION(S): NONE	

LINE ITEM #4: Exterior Paint: Front Building Faces.

See Dimensions Above:

Finishes must be high durability (10 year) finish.

Color is White, to match existing building color.

PLEASE ALSO PROVIDE AN ALTERNATE BID for a "Permanent Coating" solution (ie: Rhino Coat or equiv).

File(s) Provided to Vendors: None

Orion Contracting:	LINE ITEM PRICE: \$ 2,600.00
NOTES: no ceilings included	
EXCEPTION(S): NONE	
Milex Contractors, Inc:	LINE ITEM PRICE: \$ 1,700.00
NOTES: Pressure wash and fill all cracks with either elastameric or expandable material depending on size of crack. Finish with satin or flat finish paint.	
EXCEPTION(S): NONE	
PD Painting, Inc.:	LINE ITEM PRICE: \$ 0.00
NOTES: Pressure wash and fill all cracks with either elastameric or expandable material depending on size of crack. Finish with satin or flat finish paint.	
EXCEPTION(S): NONE	
Arpin & sons:	LINE ITEM PRICE: \$ 4,525.00
NOTES: 3 bldgs upper & lower & facia....no alternate for permanent coating	
EXCEPTION(S): NONE	
Colorpro Finishers, LLC:	LINE ITEM PRICE: \$ 7,875.00
NOTES: Pressure clean all surfaces exterior walls, floors and stairs to be painted. Apply 2coats of Porter Acry-Shield Exterior 100% Scylic Flat with 7 year manufacture warranty. Porter Paint	
EXCEPTION(S): NONE	
GOT-IT-COVERED:	LINE ITEM PRICE: \$ 1,650.00
NOTES: WE ALSO RECOMMEND TO PAINT THE STUCCO UNDER THE STAIRS - WE ARE INCLUDING THIS IN THE TOTAL COST.	
EXCEPTION(S): NONE	

LINE ITEM #5: Miscellaneous.

Please read, complete, and submit with your final RFP proposal the included attachment titled "Contractor Questionnaire 113011". As a convenience, the form is provided in both .doc and .docx formats for MS word.

File(s) Provided to Vendors: None

Orion Contracting:

NOTES: NONE

EXCEPTION(S): NONE

Milex Contractors, Inc:

NOTES: THESE ITEMS ARE NOT INCLUDED IN TOTAL: To paint overhangs and ceilings, Pressure wash and fill all cracks with either elastameric or expandable material depending on size of crack. Finish with satin or flat finish paint: Add \$1550.00 There are other joint areas at junctions of buildings where stucco is cracked. As needed, chip, lath, restucco. approx. 6 location at \$225.00 each. Paint new sidewalk from building to parking lot: \$200

EXCEPTION(S): NONE

PD Painting, Inc.:

NOTES: THESE ITEMS ARE NOT INCLUDED IN TOTAL: To paint overhangs and ceilings, Pressure wash and fill all cracks with either elastameric or expandable material depending on size of crack. Finish with satin or flat finish paint: Add \$1550.00 There are other joint areas at junctions of buildings where stucco is cracked. As needed, chip, lath, restucco. approx. 6 location at \$225.00 each. Paint new sidewalk from building to parking lot: \$200

EXCEPTION(S): NONE

Arpin & sons:

NOTES: NONE

EXCEPTION(S): NONE

Colorpro Finishers, LLC:

NOTES: NONE

EXCEPTION(S): NONE

GOT-IT-COVERED:

NOTES: NONE

EXCEPTION(S): NONE

GENERAL NOTES & WARRANTY:

Orion Contracting:

GENERAL NOTES:

NONE

WARRANTY:

10 years on walls and balusters 1 year on the floor

ATTACHMENT(S): No Files

Milex Contractors, Inc:

GENERAL NOTES:

NONE

WARRANTY:

If new paint separates from existing layer. We can not guarantee that prior coatings will not separate in the future.

ATTACHMENT(S): No Files

PD Painting, Inc.:

GENERAL NOTES:

NONE

WARRANTY:

Not Specified

ATTACHMENT(S): No Files

Arpin & sons:

GENERAL NOTES:

NONE

WARRANTY:

5 yr mat'l & 1.5 yr labor

ATTACHMENT(S): No Files

Colorpro Finishers, LLC:

GENERAL NOTES:

NONE

WARRANTY:

Most is 7 year warranty on building surface. N

ATTACHMENT(S): No Files

GOT-IT-COVERED:

GENERAL NOTES:

NONE

WARRANTY:

7 YEARS ON STUCCO SURFACES

ATTACHMENT(S): No Files

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

MINIMUM ESTABLISHED REQUIREMENTS:

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Worker's Comp

Minimum Liability Insurance Amount Required:

General Liability

Minimum Liability Insurance Amount Required: **Not Specified**

Orion Contracting:

Professional License: [CGC1504853_Exp8-31-14.pdf](#)

General Liability Insurance: [General_Liability_2013.pdf](#)

Workers Comp Insurance: [OCT-WC_COI_Exp12-31-13.pdf](#)

W-9: [W9_img005.pdf](#)

Milex Contractors, Inc:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [CGC1505337_Exp.08-31-14.pdf](#)

General Liability Insurance: [CertificateOf_Insurance_Exp.8-3-13.pdf](#)

Workers Comp Insurance: [MilexWC_COI_Exp1-1-14.pdf](#)

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

PD Painting, Inc.:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [License_Palm_Beach.pdf](#)

General Liability Insurance: [PD_GL_COI_Exp9-17-13.pdf](#)

Workers Comp Insurance: [PD_WC_COI_Exp1-4-14.pdf](#)

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

Arpin & sons:

Occupational License: [Occupational_Licenses-.pdf](#)

Professional License: [CGC013698_Exp_8-31-14.pdf](#), [PE28585_Exp_2-28-13.pdf](#)

General Liability Insurance: [COI_GL_2013.pdf](#)

Workers Comp Insurance: [WC_UpdateExp2-25-13-1Pg.pdf](#)

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

Colorpro Finishers, LLC:

Occupational License: [PBnew_cert_of_competency.pdf](#), [BrowardLicense.pdf](#)

Professional License: [MI-DadeLicense-10.pdf](#)

General Liability Insurance: [ColorProCOI_Exp11-17-13.pdf](#)

Workers Comp Insurance: [ColorProCOI_Exp11-17-13.pdf](#)

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

GOT-IT-COVERED:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [CGC1518855_Exp._08-31-14.pdf](#)

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

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

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