



## PROPOSAL REPORT COVER PAGE



Gabe Garcia  
Le Soleil Property Management of Florida, LLC  
RFP#: 161230  
RFP Title: South Building (Phase I)  
The Fountain Condo Hotel

## 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.**

**Le Soleil Property Management of Florida, LLC**  
P.O. Box 526407  
Miami, Florida 33152  
P: (305) 865-4070

**South Building (Phase I)**  
**The Fountain Condo Hotel | RFP #161230**

Industry Solicited: **Painting/Wallpaper/Staining/Waterproofing**  
Service Location: **Entire Building**


Closed On: **06-26-2013**  
Proposals Submitted: **1**  
Alt.Proposals Submitted: **0**

High Bid: **\$21,202.00**  
Low Bid : **\$21,202.00**  
Average Bid : **\$21,202.64**

DESCRIPTION	VENDOR 1
<b>Company Logo:</b>	
<b>Company Name:</b>	Restore Construction Group, Inc.
<b>Vendor Apple Rating:</b> (Based on customer surveys & vendor follow through)	 4 Out of 5
<b>Vendor Address:</b>	3149 John P. Curci Drive, Pembroke Park, Florida 33009
<b>Contact Name:</b>	Norge Arnaiz
<b>Office Number:</b>	(954) 985-5353
<b>Alt.Number:</b>	(954) 624-6147
<b>Mobile Number:</b>	(305) 796-7239
<b>Email Address:</b>	norgea@ RestoreConstructionGroup.com
<b>Business Established:</b>	2006
<b>General Liability:</b>	<b>\$3,000,000</b>
<b>Workers Comp. Policy?</b>	<b>Yes</b>
<b>In-House Vendor?</b> (Vendor affiliated with management company)	No
<b>TOTAL AMOUNT PROPOSED:</b>	<b>\$21,202.64*</b>
<b>Alternate Proposal?</b>	No

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

### ITEMIZED PRICING BREAKDOWN

DESCRIPTION	VENDOR1
<b>Company Logo:</b>	
<b>Company Name:</b>	Restore Construction Group, Inc.
<b>Line Item #1 Pricing:</b> South Building (Phase I)	<b>Included In Total Price</b>
<b>Line Item #2 Pricing:</b> Crack Repair and other fill/caulk	<b>\$8.00</b>
<b>Line Item #3 Pricing:</b> Seal/paint with Hard Shell Acrylic South Wall	<b>\$1.00*</b>
<b>Line Item #4 Pricing:</b> OPTION: Seal/paint Remaining South Building Walls	<b>\$21,170.64</b>
<b>Line Item #5 Pricing:</b> Stucco Replacement (if needed)	<b>\$22.00</b>
<b>Line Item #6 Pricing:</b> Metal Surfaces - Option	<b>\$1.00*</b>
<b>TOTAL AMOUNT PROPOSED:</b>	<b>\$21,202.64*</b>

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

## LINE ITEM #1: South Building (Phase I).

This work is for the SOUTH BUILDING ONLY - The attached file also details other work for the other buildings. Do not consider this other work in your Proposal.

- New stucco was applied on the entire South structure when the structure was redeveloped in 2006.
- When the south wall was painted during the redevelopment only 3-4 mils (dry film thickness) of paint product or material was applied. The proper application thickness of paint should be at least 5-7 mils (dry film thickness) in accordance with ASTM – D7091, ASTM A884/A884M (testing). Due to the stucco design and exacerbated by the lack of coating thickness, there is little to no paint in the myriad of pin holes throughout the South wall. These pin holes are allowing water to penetrate through the structure into the interior units causing deterioration of the drywall and, most assuredly, other notorious by-products of water intrusion.
- The remaining walls of the South Building, excluding the South Wall were painted 2 years ago with a latex paint of which is 5-7 mils thick and obviously the appropriate millage. The only water intrusion into the structure is caused by the South wall that was never repainted.
- The windows themselves are dry. The paint and drywall above the window in the units is delaminated from water intrusion from the stucco. This takes approximately 2 hours for water to start dripping into the interior.

**File(s) Provided to Vendors:** Fountain\_Forensic\_Water\_Intrusion\_Study\_022113.pdf

### Restore Construction Group, Inc.:

**NOTES:** We are submitting a proposal to seal and paint the entire building

**EXCEPTION(S):** NONE

## LINE ITEM #2: Crack Repair and other fill/caulk.

- Clean and prepare surfaces as needed and recommended for respective products. Utilize algicide as needed.
- There is associated cracking and movement in various locations of the stucco at the window line and above every 3-5 square feet. Filling all cracks with a urethane caulk such as Lymtal 881 before painting is an absolute necessity.
- There is an open junction box just west of the middle gutter. This needs to be filled with a non-shrink repair mortar. The appropriate repair mortar is the USCP Multi-Purpose Repair Mortar. This material is available at Hydro-Proof Industries, 954-977-7174. The distributor that will take care of you is Danielle. She also carries the Lymtal coatings and caulk.
- All of the windows need to be re-caulked with a pure white silicone, either GE or Dow. These materials are available at Coastal Supply in Miami.
- The cracks will need a stucco patch. Any stucco patch with a low water to cement (w/c) ratio is appropriate for repair.

File(s) Provided to Vendors: None

Restore Construction Group, Inc.:	LINE ITEM PRICE: \$ 8.00
<b>NOTES:</b> This price is per linear foot, i.e. \$8.00 per linear foot to remove and replace existing caulking.	
Hairline crack repair is included in the cost of painting the building	
<b>EXCEPTION(S): NONE</b>	

**LINE ITEM #3: Seal/paint with Hard Shell Acrylic South Wall.**

Use a hard shell acrylic for the exterior application on the South Wall and attached masonry. The total millage of the thick shell acrylics is an expected 15 mils (dry film thickness). The manufacturers recommended are Thoro-Coat, Sono-Coat, etc. These materials are also available at Coastal or Florida Waterproofing / Allied.

File(s) Provided to Vendors: None

Restore Construction Group, Inc.:	LINE ITEM PRICE: \$ 1.00
<b>NOTES:</b> We are submitting a proposal to seal and paint the entire building.	
<b>EXCEPTION(S):</b> At owner's request we are submitting a price for the entire building	

**LINE ITEM #4: OPTION: Seal/paint Remaining South Building Walls.**

PROVIDE PRICING FOR THIS ITEM THAT MAY BE OPTIONALLY ADDED OR OMITTED FOR THE PAINTING OF THE REMAINING EXTERIOR WALLS PER SPEC: Use a hard shell acrylic for the exterior application on the North, East, and West exposures and attached masonry. The total millage of the thick shell acrylics is an expected 15 mils (dry film thickness). The manufacturers recommended are Thoro-Coat, Sono-Coat, etc. These materials are also available at Coastal or Florida Waterproofing / Allied.

**File(s) Provided to Vendors: None**

<b>Restore Construction Group, Inc.:</b>	<b>LINE ITEM PRICE: \$ 21,170.64</b>
<b>NOTES:</b> We will be applying one (1) coat of Benjamin Moore 066 Sealer and two (2) coats of Benjamin Moore Regal Low Luster to the entire building.	
<b>EXCEPTION(S): NONE</b>	

**LINE ITEM #5: Stucco Replacement (if needed).**

In your inspection, if you identify loose or unstable stucco, please quote here for necessary replacement prior to activities above.

File(s) Provided to Vendors: None

Restore Construction Group, Inc.:	LINE ITEM PRICE: \$ 22.00
<b>NOTES:</b> This price is per linear foot, i.e. \$22.00 per linear foot to remove and replace stucco.	
<b>EXCEPTION(S):</b> NONE	



**LINE ITEM #6: Metal Surfaces - Option.**

Please quote on this item for any specialized preparation and coating for all metal doors, gutters, fixtures, and surfaces attached to the respective walls.

File(s) Provided to Vendors: None

Restore Construction Group, Inc.:	LINE ITEM PRICE: \$ 1.00
<b>NOTES:</b> Exterior doors are included in our bid	
<b>EXCEPTION(S):</b> Gutters, fixtures and surfaces attached to the respective walls	

## GENERAL NOTES & WARRANTY:

### Restore Construction Group, Inc.:

#### GENERAL NOTES:

Regarding the French doors - Wood replacement is \$12.00 per linear foot. This includes removal, replacement, priming and painting.

#### WARRANTY:

- Restore Construction Group, Inc., Inc. will furnish a release of lien for all materials supplied, and equipment used in the performance of the work.
- We will provide any manufacturer warranties of the products we install or apply where offered. The maximum limit of our warranty for performance on concrete repair and stucco painting is five (5) years from date of completion. The painting of any metal surfaces warranty by Restore Construction Group, Inc. is one (1) year from date of completion.
- The **Benjamin Moore Paint Company** is offering a **7 Year** Warranty on this project please see their terms and conditions for more details.
- The representative of **Benjamin Moore Paint** shall make himself available upon request to insure the successful completion of the job. He will also make inspections, as he deems necessary with reports to owners and contractors.
- Restore Construction Group, Inc. will return yearly at owner's request to inspect buildings and make any repairs needed at the repair areas aforementioned.
- Except as stated above, contractor makes no express or implied warranties of any kind, including without limitation, merchantability or fitness, and shall not be responsible for any consequential damages regardless of the cause.

ATTACHMENT(S): No Files

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

**Restore Construction Group, Inc.:**

Professional License: [CGC1515037\\_Exp8-31-2014.pdf](#)  
General Liability Insurance: [RestoreCOI-Exp05-31-14.pdf](#)  
Workers Comp Insurance: [RestoreCOI-Exp05-31-14.pdf](#)  
W-9: [W-9\\_Restore\\_Construction.pdf](#)