



PROPOSAL REPORT COVER PAGE



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Affinity Management Services

RFP#: 561020

RFP Title: Recessed Lighting
Casa Grande 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:

Casa Grande Condominium
834 Ocean Dr.
Miami Beach, FL 33139



Summary Details For RFP No.561020:

Reference Name: Recessed Lighting
Industry Solicited: Electrical and Lighting
RFP Close Date & Time: 02-04-2013 14:00
Location where work is to be performed: Common areas

Projected Contract Term: One Time

Proposal Overview Details:

Proposals Submitted: **1**
Alt.Proposals Submitted: **2**
High Bid: **\$5,200.00**
Low Bid: **\$5,200.00**
Average Bid: **\$5,200.00**

VENDOR 1

Elcon Electric, Inc.
Vendor Apple Rating: 
3500 Park Central Blvd., North, Pompano Beach, Florida 33064
In-House Vendor? No
Company Phone: (954) 979-5445
Extension: 0
Alt.Phone: (954) 979-5445
Alt.Extension: 0
Year Business Established: 1989
Contact: Ronn Hornsby
RonnHornsby@ elconelectric.com
Mobile Phone: (954) 275-1288
TOTAL AMOUNT PROPOSED
\$5,200.00*
Alternate Proposal Provided?
No
Alt.Price: N/A

LINE ITEM #1: Recessed Lighting - Lobby.

Recessed lights in lobby area to replace 3 lamp fixtures hanging from ceiling.

Attachment for Line Item 1:None**VENDOR 1:****LINE ITEM PRICE:** \$ 1,040.00**NOTES:**

Remove (3) existing chandeliers and relocate (3) boxes located in the lobby. Furnish and install (4) 4" recessed light fixtures to match existing in the lobby.

EXCEPTION(S): NONE

LINE ITEM #2: Lighting - Hallways.

All hallways excluding lobby floor would like recessed lighting and elimination of current lamp fixtures along wall.

Attachment for Line Item 2:None**VENDOR 1:****LINE ITEM PRICE:** \$ 4,160.00**NOTES:**

Remove (147) existing coach light fixtures located in the hallways. Install (147) light fixtures to replace the existing. All light fixtures to be provided by others.

EXCEPTION(S): Light Fixtures provided by others. These fixtures are wall mounted fixtures to be mounted to existing boxes. Locations are not to be changed.

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

VENDOR 1:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

1. Permit fees are not included.
2. This proposal is based on normal working hours, Monday - Friday excluding Holidays. Overtime is not included.
3. Elcon Electric, Inc. is not responsible for any existing conditions, code violations, or equipment being reused.
4. Elcon Electric, Inc. is not responsible for unforeseen conditions in ceilings, walls, ground, etc...
5. Existing circuitry is to be re-used for all light fixtures being installed. If existing circuitry is not up to code or in working condition additional pricing will be incurred.

Insured

General Liability

Minimum Liability Insurance Amount Required:\$

VENDOR 1:

Occupational License: [county_tax.pdf](#),[city_tax.pdf](#)

Professional License: [EC0001331_Exp_8-31-14.pdf](#)

General Liability Insurance: [ERL_9371818_58709.pdf](#),[ERL_9371818_58709.pdf](#)

Workers Comp Insurance: [ERL_9371818_58709.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: 1 Year manufacturer's warranty for the (4) 4" Recessed lights is included.