



PROPOSAL REPORT COVER PAGE



Marc Rodriguez

Association Services of Florida

RFP#: 936630

RFP Title: Exterior Painting Condo Complex

Trianon Park 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.

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: 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.

**Exterior Painting Condo Complex
 Trianon Park Condominium | RFP #936630**

Industry Solicited: **Painting/Wallpaper/Staining/Waterproofing**
 Service Location: **Common areas, Club House**

Closed On: **03-12-2013**
 Proposals Submitted: **4**
 Alt. Proposals Submitted: **0**

High Bid: **\$118,847.00**
 Low Bid : **\$53,000.00**
 Average Bid : **\$88,661.75**



DESCRIPTION	VENDOR 1	VENDOR 2	VENDOR 3
Company Logo:			
Company Name:	Atlantic Southern Construction, Paving & Sealcoating	Design Construction & Remodeling, Inc	Vico Painting Contractors, LLC
Vendor Apple Rating: (Based on customer surveys & vendor follow through)	 3.5 Out of 5	 4 Out of 5	 4 Out of 5
Vendor Address:	1490 N.W. 65th Ave. , Plantation, Florida 33313	1955 10th Avenue North, Lake Worth, Florida 33461	2648 W 84th Street, Hialeah, Florida 33016
Contact Name:	Michael Curry (Attn-Gordon)	Trish Fallor	Raul Ivanez
Office Number:	(954) 581-5805	(561) 586-5661	(786) 953-7349
Alt. Number:	(954) 444-4927	(954) 319-3192	(786) 953-7349
Mobile Number:	(954) 214-1844	Array	(305) 970-1466
Email Address:	atlanticsouthern@att.net	office@dcrgroup.net	facilities@ vicopainting.com
Business Established:	1992	1990	2006
General Liability:	\$4,000,000	\$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:	\$118,847.00	\$106,800.00	\$76,000.00
Alternate Proposal?	No	No	No

**Exterior Painting Condo Complex
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High Bid: **\$118,847.00**
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 Average Bid : **\$88,661.75**

DESCRIPTION	VENDOR 4
Company Logo:	
Company Name:	Maxim Construction Group
Vendor Apple Rating: (Based on customer surveys & vendor follow through)	 4.5 Out of 5
Vendor Address:	1835 E. Hallandale Beach Blvd, Hallandale Beach, Florida 33009
Contact Name:	Max Sadik
Office Number:	(954) 662-3341
Alt. Number:	N/A
Mobile Number:	N/A
Email Address:	max@ maximconstructiongroup.com
Business Established:	2009
General Liability:	\$2,000,000
Workers Comp. Policy?	Yes
In-House Vendor? (Vendor affiliated with management company)	No
TOTAL AMOUNT PROPOSED:	\$53,000.00
Alternate Proposal?	No

ITEMIZED PRICING BREAKDOWN

DESCRIPTION	VENDOR1	VENDOR2	VENDOR3
Company Logo:			
Company Name:	Atlantic Southern Construction, Paving & Sealcoating	Design Construction & Remodeling, Inc	Vico Painting Contractors, LLC
Line Item #1 Pricing: Surface Preparation	\$0.00	\$0.00	\$0.00
Line Item #2 Pricing: Caulking	\$0.00	\$0.00	\$0.00
Line Item #3 Pricing: Painting	\$0.00	\$0.00	\$0.00
TOTAL AMOUNT PROPOSED:	\$118,847.00	\$106,800.00	\$76,000.00

ITEMIZED PRICING BREAKDOWN

DESCRIPTION	VENDOR4
Company Logo:	
Company Name:	Maxim Construction Group
Line Item #1 Pricing: Surface Preparation	\$0.00
Line Item #2 Pricing: Caulking	\$0.00
Line Item #3 Pricing: Painting	\$0.00
TOTAL AMOUNT PROPOSED:	\$53,000.00

LINE ITEM #1: Surface Preparation.

For all items, reference attached Sherwin-Williams specifications for specific job requirements with Line Item #3.
Pressure-wash all exposed surfaces to be painted.

SURFACE CLEANER SPECS:

Surface Cleaner: A-1 Industrial Bleach and Krud Kutter Wash Cleaner

File(s) Provided to Vendors: None

Atlantic Southern Construction, Paving & Sealcoating:

NOTES:

Pressure Cleaning

We will pressure clean all exterior surfaces using 3000lb. P.S.I. to obtain a sound substrate and to remove all loose contamination, salt deposits and mildew. On any areas where mildew is present, we will remove mildew using **Mildew Remover** following the recommended instructions.

EXCEPTION(S): NONE

Design Construction & Remodeling, Inc:

NOTES:

Please see attached proposal for full details.

SCOPE OF WORK: Exterior painting of building and clubhouse.

1. Pressure clean all walls.
2. Caulk all exposed cracking and voids around doors, windows, and other areas as necessary (see attached spec provided by Sherwin Williams).
3. Areas to be painted all stucco and wood surfaces, fascia, soffits, conduit, down spouts, hallways, and ceiling walls. Utility metal doors, unit metal wood doors, and elevator doors. Staircase railing, parking garage columns, clubhouse, metal flashing, clubhouse and adjacent wall.

A. EXTERIOR STUCCO

Areas to be painted:

Exterior masonry elevations and previously painted with latex metal surfaces.

B. EXTERIOR METAL

Areas to be painted:

Entry Doors and frames, and Utility doors and frames

C. EXTERIOR WOOD

Areas to be painted: Fascia Boards, and Trim, and any previously painted wood

EXCEPTION(S): NONE

ATTACHMENT(S): [Paint_Estimate_DCR_to_Trianon.pdf](#)

ATTACHMENT(S): [Paint_Estimate_DCR_to_Trianon.pdf](#)

Vico Painting Contractors, LLC:

NOTES: Proposal Attached, any questions please let me know.

A. Prepare and paint the following exterior surfaces of: Trianon Park

Bleach wash all mildew areas.

Completely pressure clean all exterior masonry surfaces.

Seal all exposed exterior stucco surfaces.

Paint all exterior masonry walls.

Paint all exterior balcony walls and ceilings.

Paint all exterior masonry divider walls.

Paint all roof area masonry structure and parapet walls.

Paint all garage columns

Paint all breezeway walls, ceilings,

Paint all unit doors and frames

Paint all elevator doors and frames

Paint all staircase railings

Paint exterior of clubhouse and exterior knee wall

Paint all exterior utility doors and frames

Paint all metal flashing, downspouts, gutters and scuppers

Sincerely,

Raul Ivanetz.

President.

Vico Painting Contractors.

2648 W 84th Street, Hialeah, FL 33016.

Toll Free: 1-800-970-VICO

Office: 786-953-7349

Cell: 305-970-1466

Fax: 786-953-7535

www.vicopainting.com

EXCEPTION(S): NONE

ATTACHMENT(S): [VICO_PROPOSAL_Trianon_Park.pdf](#)

NOTES:

EXCEPTION(S): NONE

ATTACHMENT(S): [Package.pdf](#)

LINE ITEM #2: Caulking.

Caulk all exposed cracks and voids: In stucco, around doors, windows and other areas as necessary.

CAULK SPECS:

Minimum recommended caulk: Use Sherwin-Williams PowerHouse Siliconized Acrylic Latex Sealant - Per data sheet recommendation

See specifications attached to LINE ITEM 3 for additional details.

File(s) Provided to Vendors: None

Atlantic Southern Construction, Paving & Sealcoating:

NOTES:

Patching

All hairline cracks and shrinkage cracks of 1/16 of an inch or smaller shall be bridged using **PATCHING COMPOUND** generously applied over the crack and feathered at each side.

We will fill the joint using **PATCHING COMPOUND KNIFE GRADE** followed by **BRUSHING GRADE** in the same manner as the patching of the hairline cracks.

Caulking

All existing caulking in the areas to be painted will be checked for signs of cracking, deterioration, and splitting and lost adhesion. We will dig out old materials where signs are present and replace them with a continuous bead of **SHERWIN WILLIAMS 1100A POWERHOUSE SEALANT** tooled in a professional manner.

EXCEPTION(S): NONE

Design Construction & Remodeling, Inc:

NOTES: Caulk all exposed cracking and voids around doors, windows, and other areas as necessary (see attached spec provided by Sherwin Williams).

EXCEPTION(S): NONE

Vico Painting Contractors, LLC:

NOTES: B. Prep and patch all exterior cracks

C. Apply a smear bead of Sherwin Williams Powerhouse caulking to window and door perimeters (metal to stucco) only.

EXCEPTION(S): NONE

Maxim Construction Group:

NOTES:

EXCEPTION(S): NONE

LINE ITEM #3: Painting.

Area's to be painted: all stucco and wood surfaces, fascia, soffit, conduit, downspouts, hallways and ceiling walls, utility metal doors, unit metal, wood doors and elevator doors, staircase rails, parking garage columns, clubhouse, metal flashing clubhouse and adjacent wall, and any other exposed substrate not included in the above, which is presently coated with field applied paint.

Area's NOT to be painted: Window frames, window and doors security bars, hurricane shutters, parking area and walkways floors, parking garage ceilings, patio screens, perimeter fence, light poles.

PAINT SPECS:

Stucco Masonry Surface's -

A. Prime: A24-100 Loxon Surface Conditioner Spread at 200 to 300 SF per Gallon.

*Any new or existing stucco with a pH level of 9 or above, along with any new fiber cement siding should be primed completely with Loxon Masonry Primer A24W8300.

B. Finish Coat: A80 Series Super Paint Ext Flat, apply at 4 mils WFT / 1.6 mils DFT per coat

Wood Surface's -

A. Spot Prime Coat: B42W41 Exterior Latex Wood Primer, apply at 4 mils WFT / 1.4 DFT per coat

*Any bare wood should be primed completely with Exterior Latex Wood Primer B42W41.

B. Finish Coat: A80 Series Super Paint Ext Flat, apply at 4 mils WFT / 1.6 mils DFT per coat

Metal Flashing Clubhouse -

A. Prime Coat: B66W310 Pro Industrial Procril Universal Primer, apply at 5-10 mils WFT / 2-4 mils DFT

B. Finish Coat: A89 Series Super Paint Ext Satin, apply at 4 mils WFT / 1.6 mils DFT per coat

Staircase Railing, Utility, Unit and Elevator Doors -

*Previously Painted Surfaces: If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, or if this product attacks the previous finish, removal of the previous coating may be necessary. If paint is peeling or badly weathered, then clean surface to sound substrate and treat as a new surface.

A. Prime Coat: B66A50, DTM Bonding Primer, apply at 5-12 mils WFT / 2-5 mils DFT

B. Finish Coat: B66-350 Series, Sher-Cryl™ HPA High Performance Acrylic, apply at 6-10 mils WFT / 2.5-4 mils DFT per coat

COLOR SCHEDULE:

To be approved by owners

See specifications attached to this LINE ITEM for additional details.

File(s) Provided to Vendors: Paint_Specifications.pdf

Atlantic Southern Construction, Paving & Sealcoating:

NOTES:

SCOPE OF WORK:

ATLANTIC SOUTHERN CONSTRUCTION PROPOSES TO FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE FOLLOWING:

Exterior Areas to be Painted

- o All Siding
- o Common Areas
- o Window Trim
- o Gutters & Downspouts
- o Railings (Balcony & Common Areas)
- o All Balcony Units

- o Parapets
- o Decorative Bands
- o Eaves, Soffits, Fascia
- o Any rooftop equipment
- o Perimeter Walls & Monument
- o Service Doors & Frames: All
- o Unit Doors & Frames: All

Exterior Finish Coats

All exterior wood soffit, fascia, trim, & patio handrails to be painted will receive one (1) coat of **SHERWIN WILLIAMS A-100 LATEX EXTERIOR ACRYLIC SATIN**.

All stucco walls, ceilings, soffits, columns, overhang, driveway stucco sections, garage stucco sections & balcony stucco sections to be painted will receive one (1) coat of **SHERWIN WILLIAMS A-100 LATEX EXTERIOR ACRYLIC SATIN**.

Metal Staircases, Handrails, & Metal Doors to be painted will receive one (1) coat of **SHERWIN WILLIAMS INDUSTRIAL ALKYD GLOSS**

Unforeseen Conditions

Any unforeseen conditions i.e. FPL power switches/power lines obstructions and any other unanticipated circumstances that causes *Atlantic Southern Construction* any additional expense, will be charged to the customer after careful review between contractor and owner.

Lead, Asbestos, and Mold

For any housing, public or commercial facility constructed prior to 1978, ASC will follow the EPA recommended guidelines for lead base paint, asbestos, and mold, for both testing, removal, and cleaning affected areas. EPA RRP lead, asbestos, and mold safe practices are limited to the area in which the work is being performed, it does not address issues which may exist in other areas of the home or building. All cost of testing, cleaning, and removal is the sole responsibility of the customer. It is the responsibility of the customer to advise ASC that the housing, public or commercial facility was either constructed prior to 1978 and/or that asbestos and/or mold are present.

Color Schedule

If color schedule addendums were signed by the customer then it becomes part of this contract. Any color changes the customer wants, that differs from the signed color schedule(s), will be seen as a change order and will incur additional charges.

Clean Up

We will be responsible for protecting all areas from possible paint spatters. In addition we will be responsible for leaving the job site clean at the end of each workday. Windows in sections painted will be wiped clean where paint spatters were removed.

Please Note: Owner will be responsible for removing any personal items and for providing adequate access to the work areas.

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EXCEPTION(S): NONE

Design Construction & Remodeling, Inc:

NOTES: DCR shall furnish all labor, materials, tools, and equipment necessary for the cleaning, preparation, sealing and painting of all specified surfaces.

All work is to be done in a workmanlike manner by skilled workers and carried out in such a way as to minimize any inconvenience to the occupants and tenants. DCR shall maintain a full work force from the start to the completion of work and shall leave a qualified foreman on the job at all times. DCR will be responsible for making sure that all their employees be fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the facilities. The skilled workers will be thoroughly trained and experienced in their necessary trade and will be completely familiar with the specification requirements and methods for proper performance of the work in this Specification.

See full detail in attached proposal.

EXCEPTION(S): NONE

Vico Painting Contractors, LLC:

NOTES:

EXCEPTION(S): NONE

Maxim Construction Group:

NOTES:

EXCEPTION(S): NONE

GENERAL NOTES & WARRANTY:

Atlantic Southern Construction, Paving & Sealcoating:

GENERAL NOTES:**WARRANTY:**

Atlantic Southern Construction will supply a 1 year warranty in accordance with a 7 year warranty supplied by Sherwin Williams.

ATTACHMENT(S): No Files

Design Construction & Remodeling, Inc:

GENERAL NOTES:**WARRANTY:**

See full warranty statement in attached Proposal.

DCR INC. LIMITED WARRANTY

DCR shall be required to warranty the workmanship for period of time to correspond to the length of the material warranty as supplied by the Manufacturer.

The seven year exterior only limited warranty will apply only on the condition that the procedures stated and required in the Sherwin Williams Limited Warranty are followed. The warranty extends only to the exterior masonry surfaces only not including floors and roofs.

The warranty states that any peeling, blistering, cracking or deterioration of the new paint film caused by a failure or defect in the structure or previous coatings is not covered.

ATTACHMENT(S): [Paint_Estimate_DCR_to_Trianon.pdf](#)

Vico Painting Contractors, LLC:

GENERAL NOTES:**WARRANTY:**

See attached proposal

ATTACHMENT(S): No Files

Maxim Construction Group:

GENERAL NOTES:**WARRANTY:**

7 years - Labor Material - Non-prorated.

2 warranties will be issued. 1 warranty from Sherwin Williams for both labor and material and another warranty from Maxim Construction Group.

ATTACHMENT(S): No Files

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

MINIMUM ESTABLISHED REQUIREMENTS:

Worker's Comp
Minimum Liability Insurance Amount Required:
Worker's Comp. Exemptions NOT Accepted
General Liability
Minimum Liability Insurance Amount Required: **Not Specified**

Atlantic Southern Construction, Paving & Sealcoating:

Professional License: [CGC019339_8-2014_License.pdf](#)
General Liability Insurance: [COI2012-2013_CCE00000.pdf](#), [COI2012-2013_CCE00000.pdf](#)
Workers Comp Insurance: [COI2012-2013_CCE00000.pdf](#)
W-9: [AtlanticSouthernW9.pdf](#)

Design Construction & Remodeling, Inc:

Occupational License: [20121218091302523.pdf](#)
Professional License: [GClicense.pdf](#)
General Liability Insurance: [CA_Insurance_2014.pdf](#)
Workers Comp Insurance: [CA_Insurance_2014.pdf](#)
W-9: [W9.pdf](#)

Vico Painting Contractors, LLC:

Occupational License: [2012-Licenses\[1\].pdf](#)
Professional License: [2012-Licenses\[1\].pdf](#)
General Liability Insurance: [Cert_Vico_Painting_Contractors_LLC_-_Camassistant_com_-_Cert_of_Ins_.pdf](#)
Workers Comp Insurance: [Cert_Vico_Painting_Contractors_LLC_-_Camassistant_com_-_Cert_of_Ins_.pdf](#)
W-9: [W9_\(786\)_953-7535_6_19_2012_126205719005.pdf](#)

Maxim Construction Group:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)
Professional License: [Licensing_Portal_-_License_Search_Exp8-14.pdf](#)
General Liability Insurance: [MaximGL_Exp3-9-14.pdf](#)
Workers Comp Insurance: [WC_Proof_of_Coverage_8-18-13.pdf](#)
W-9: [W9.pdf](#)