

Sewer Rodding

The kitchen/sewer rodding was last completed in all garages in 2011. This is important preventative maintenance to reduce the first floor back-ups into units from the kitchen and sewer lines and is recommended to be completed every year. As an option, each bidder has included a price to complete the vertical pipes as well. If the verticals have never been rodded, it is recommended to have this done to remove any build up in the pipe walls. A comparison has been included for your review.

<u>Vendor</u>	<u>Amount Bid</u>
Black Diamond	\$9,725 – Horizontal no pits \$18,687 – Horz. and verticals
Capps Plumbing	\$10,995 – Horizontals only \$17,925 – Horz. and verticals
Roto Rooter	\$13,509 – Horizontals only \$22,973 – Horz. and verticals

Amount Budgeted: \$14,377/\$15,120 remains in Plumbing as of March 31, 2013

2013-2014 Audit and Tax Prep

Three bids have been obtained for the 2013 – 2014 audit and tax preparation. Historically, a full audit and tax prep have been completed. The approved proposal will be used for the 2014 budget amounts in the Audit/Financial Services category.

Vendor	Amount Bid
Frost, Ruttenburg, and Rothblatt	\$7,500 - \$8,000 per year
Mark Cantey and Associates	\$5,000 per year
Michael Cochran	\$5,750 for 2013

Amount Budgeted: \$9,000 in 2013

Fire Prevention Inspections

Enclosed for Board review and approval, please find the proposals to complete the annual fire prevention inspections on the fire alarms, sprinkler systems, fire pumps, backflow valve certification, fire extinguishers, and fire hoses. A comparison has been provided as hoses and extinguishers are priced per unit. Additional proposals will be forwarded as soon as received.

<u>Vendor</u>	<u>Amount Bid</u>
Cintas	\$10,839 + hoses and extinguishers
Dependable Fire	\$9,390 + hoses and extinguishers
Fox Valley Fire & Safety	\$ pending
USA Fire Protection	\$ pending

Amount Budgeted: \$22,710/\$15,411 remains as of March 31, 2013

Approval of Landscaping Specifications

Please find enclosed for Board review and approval, the recommended specifications for the landscaping contract for 2014 with options for longer terms. The Board may add, remove,

change, or modify any of the specifications prior to going out to bid. In addition, the cost of annual flowers for the office pots, office window planting bed, front monument, and building entrances may be added to the annual cost as part of the contract instead of on a requested basis.

Please find enclosed for Board review and approval, the following landscaping additions/replacements as recommended by Brickman and Care of Trees

<u>Vendor</u>	<u>Amount Bid</u>	
Brickman	\$470	Removal and replace 3 bushes at 1505
Brickman	\$ pending	Mulch and annual installation at monument
Care of Trees	\$1,535	Removal of 5 dying/declining trees
Care of Trees	Contracted	Planting 3 new trees per contract

Amount Budgeted: \$22,710/\$15,411 remains as of March 31, 2013

Balcony Phase #2

Please find for Board review and approval, the contract from Postl Yore with the attorney addendum to begin the Phase #2 balcony specs/bidding in the amount of \$3,620 and repairs with project management to be limited to a budget not to exceed \$150,000. As many of the #2 rated balcony repairs will be completed as possible while adhering to the budget.