



Regency Tower South
 3750 Galt Ocean Drive
 Ft. Lauderdale, Florida 33308
P: (954) 564-8554

PROPOSAL REPORT FOR:

Regency South Condominium
 3750 Galt Ocean Dr
 Ft. Lauderdale, FL 33308

Summary Details For RFP No.643528:

Reference Name: Reserve Proposal
 Industry Solicited: Reserve Studies, Appraisals
 RFP Close Date & Time: 05-23-2012 15:00
 Location where work is to be performed: Common areas

Projected Contract Term: One-time

Proposal Overview Details:

Proposals Submitted: **5**
 Alt.Proposals Submitted: **0**
 High Bid: **\$15,950.00**
 Low Bid: **\$3,360.00**
 Average Bid: **\$7,538.00**

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
Community Advisors, LLC	Association Reserves	Cornerstone Specialty Services	Swaysland Professional Engineering Consultants, Inc.
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
9838 Old Baymeadows Road #104, Jacksonville, Florida 32256	80 SW 8th Street, Miami (Offices also in Orlando), Florida 33130	PO Box 616, Largo, Florida 33779	2890 Marina Mile Boulevard, Fort Lauderdale, Florida 33312
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (904) 303-3275	Company Phone: (800) 403-9011	Company Phone: (813) 474-0488	Company Phone: (954) 473-0043
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: (904) 303-3275	Alt.Phone: (305) 619-9544	Alt.Phone: () -	Alt.Phone: () -
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2009	Year Business Established: 1986	Year Business Established: 2012	Year Business Established: 1990
Contact: Charles Sheppard	Contact: Will Simons	Contact: Terry Allen	Contact: Stanley Swaysland
E-mail: csheppard@communityadvisors.com	E-mail: wsimons@reservestudy.com	E-mail: info@Cornerstonespecialtysservices.com	E-mail: sswaysland@specengineering.net
Mobile Phone: (904) 303-3275	Mobile Phone: () -	Mobile Phone: (727) 437-6921	Mobile Phone: (954) 398-4997
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$6,200.00	\$3,360.00	\$4,000.00	\$15,950.00
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
No	No	No	No
Alt.Price: N/A	Alt.Price: N/A	Alt.Price: N/A	Alt.Price: N/A



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VENDOR 5

M2E Consulting Engineers
Vendor Apple Rating: 
5815 SW 68th Street, Miami, Florida 33143
In-House Vendor? No
Company Phone: (305) 665-1700
Extension: 0
Alt.Phone: () -
Alt.Extension: 0
Year Business Established: 2005
Contact: Richard Camino
E-mail: rcamino@m2econsulting.com
Mobile Phone: () -
TOTAL AMOUNT PROPOSED
\$8,180.00
Alternate Proposal Provided?
No
Alt.Price: N/A

LINE ITEM #1: Type of Property and Study Requests.

Condominium Association:

Please provide pricing here, overview of items in Line Item #2.

No Prior Reserve Study is Available.

Provide multiple Methods

Full Service Level - Reserve vendor does a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a fund status and a funding plan.

Attachment for Line Item 1:None**VENDOR 1:****LINE ITEM PRICE: \$ 6,200.00****NOTES:**Full reserve study per CAI standards**EXCEPTION(S):** None**ATTACHMENT(S):** [Regency_Tower_South_Ft_Lauderdale.pdf](#)**VENDOR 2:****LINE ITEM PRICE: \$ 3,360.00****NOTES:**We recommend the pooled (AKA cash flow) method of Reserve funding, but can also conduct an analysis using the component (AKA straight-line) method upon request by the association. See sample Reserve Study attached here.**EXCEPTION(S):** NONE**ATTACHMENT(S):** [24003-0_Regency_Tower_South_-_Reserve_Study_Proposal.pdf](#)**ATTACHMENT(S):** [Sample_Condo_Reserve_Study.pdf](#)**VENDOR 3:****LINE ITEM PRICE: \$ 4,000.00****NOTES:**Please see uploaded pdf for scope of work.**EXCEPTION(S):** NONE**ATTACHMENT(S):** [Regency_Tower_South_Proposal.pdf](#)**VENDOR 4:****LINE ITEM PRICE: \$ 15,950.00****NOTES:**We will prepare a component inventory, condition assessment, estimate service life, determine repair/replacement costs, determine fund status and determine funding plan.**EXCEPTION(S):** NONE**VENDOR 5:****LINE ITEM PRICE: \$ 8,180.00****NOTES:**N/A.**EXCEPTION(S):** NONE**ATTACHMENT(S):** [052112_Regency_Tower_South_Reserve_Study_Proposal_RC.pdf](#)**ATTACHMENT(S):** [Brochure_-_Resumes_2012.pdf](#)**LINE ITEM #2:** Structures and Elements Maintained by Association.

(This list may not be inclusive: Confirm with Site Inventory)

Fences

Retaining Walls

Party/Game Room

HVAC (Heat/Ventilation/Air Conditioning)

Air Conditioning: 19 units (Specify total systems)

Other Ventilation : Cooling Towers (Specify total systems)

Roofs: Flat

Exterior Painting

Domestic Water Lines

Water Mains

Water Tower
Electrical
Stories High : 20
Elevators : 3
Balconies
Decks
Driveways
Fitness Room
Parking Garage

Attachment for Line Item 2:None

VENDOR 1:

NOTES:We have included these items in our study
EXCEPTION(S): None

VENDOR 2:

NOTES:All items listed in the description provided by management are to be included in the Reserve Study. In addition, any other components meeting the 4-part test established in National Reserve Study Standards are to be included, which may include projects such as interior remodeling, amenity area modernization, etc.
EXCEPTION(S): NONE

VENDOR 3:

NOTES:NONE
EXCEPTION(S): NONE

VENDOR 4:

NOTES:NONE
EXCEPTION(S): NONE

VENDOR 5:

NOTES:Scope as described in proposal.
EXCEPTION(S): NONE

VENDOR 1:	\$ 0.00
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VENDOR 2:	\$ 0.00
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VENDOR 3:	\$ 0.00
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VENDOR 4:	\$ 0.00
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VENDOR 5:	\$ 0.00
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SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

Licensed

Insured

General Liability

Minimum Liability Insurance Amount Required: **\$500,000.00**

Property Association MUST Be Listed As An "Additional Insured"

VENDOR 1:

Occupational License: [Business_License_2011-2012.pdf](#)

Professional License: [FL_GC_License.pdf](#)

General Liability Insurance: [COI-2012.pdf](#), [COI-2012.pdf](#)

W-9: [CA_w9.pdf](#)

WARRANTY-INFO: No Files

Warranty: N/A

NOTES:NONE

EXCEPTION(S):None

VENDOR 2:

Occupational License: [WSimons_RS_Designation.PDF](#)

Professional License: [WSimons_RS_Designation_\(3\).pdf](#)

General Liability Insurance: [Certificate_of_Insurance_-_Association_Reserves.pdf](#)

Workers Comp Insurance: [Certificate_of_Insurance_-_Association_Reserves.pdf](#)

W-9: [W9_-_Association_Reserves_-_FL,_LLC_.pdf](#)

WARRANTY-INFO: No Files

Warranty: Complimentary revisions made upon request for material inaccuracies.

NOTES:See attached Reserve Specialist credential. We carry general liability coverage of \$1 million per occurrence and \$2 million general aggregate. Certificate can be provided prior to acceptance of proposal, upon request.

EXCEPTION(S):None

VENDOR 3:

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

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

WARRANTY-INFO: No Files

Warranty: The study will also comply with Florida State Statute 718 as well as any and all other state laws and regulations as they apply to specific States.

NOTES:NONE

EXCEPTION(S):None

VENDOR 4:

Occupational License: [Dania.pdf](#)

Professional License: [SRS.pdf](#), [JCE.pdf](#), [TH.pdf](#), [EMS.pdf](#), [SPEC.pdf](#), [Stan.pdf](#), [John.pdf](#), [Tomas.pdf](#), [Evan.pdf](#), [biz.pdf](#)

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

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

W-9: [SKMBT_C25311101813190.pdf](#)

WARRANTY-INFO: No Files

Warranty: Not Specified. Engineers do not provide warranties. We will perform our work within the professional engineer's standard of care.

NOTES:NONE

EXCEPTION(S):None

VENDOR 5:

Occupational License: [2011_Tax_Receipt.jpg](#)

Professional License: [MM_2011_PE_License.jpg](#)

General Liability Insurance: [lyoc_3899386_4AYR3003_3899386.pdf](#), [lyoc_3899386_4AYR3003_3899386.pdf](#), [lyoc_3899386_4AYR3003_3899386.pdf](#)

Workers Comp Insurance: [lyoc_3899386_4AYR3O03_3899386.pdf](#)

W-9: [W9_M2E_LLC.pdf](#)

WARRANTY-INFO: No Files

Warranty: N/A

NOTES:NONE

EXCEPTION(S):None