



**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? <b>No</b>	In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>
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
csheppard@communityadvisors.com	wsimons@reservestudy.com	info@Cornerstonespecialtyservices.com	sswaysland@specengineering.net
Mobile Phone: (904) 303-3275	Mobile Phone: () -	Mobile Phone: (727) 437-6921	Mobile Phone: (954) 398-4997
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$6,200.00</b>	<b>\$3,360.00</b>	<b>\$4,000.00</b>	<b>\$15,950.00</b>
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>



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VENDOR 5

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

**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

<b>VENDOR 1:</b>	<b>\$ 0.00</b>
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<b>VENDOR 2:</b>	<b>\$ 0.00</b>
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<b>VENDOR 3:</b>	<b>\$ 0.00</b>
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<b>VENDOR 4:</b>	<b>\$ 0.00</b>
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<b>VENDOR 5:</b>	<b>\$ 0.00</b>
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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: [Association\\_Reserves\\_-\\_Insurance\\_Cert\\_\(WC\\_GL\)\\_-\\_Associa\\_\(2\).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 Statue 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\\_4AYR3O03\\_3899386.pdf](#), [lyoc\\_3899386\\_4AYR3O03\\_3899386.pdf](#), [lyoc\\_3899386\\_4AYR3O03\\_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