

**PROPOSAL REPORT FOR:**

Edgewater Park Homeowners Association Inc  
13400 SW 115 Pl  
Miami, FL 33176

**Summary Details For RFP No.307371:**

Reference Name: Reserve Study - 2012  
Industry Solicited: Reserve Studies, Appraisals  
RFP Close Date & Time: 11-13-2012 11:00  
Location where work is to be performed: Common areas  
Club House, Pool, Parking Lot  
Projected Contract Term: One Time

**Proposal Overview Details:**

Proposals Submitted: **3**  
Alt. Proposals Submitted: **0**  
High Bid: **\$4,950.00**  
Low Bid: **\$1,920.00**  
Average Bid: **\$3,523.33**

VENDOR 1	VENDOR 2	VENDOR 3
		
Swaysland Professional Engineering Consultants, Inc.	Association Reserves	Community Advisors, LLC
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
2890 Marina Mile Boulevard, Fort Lauderdale, Florida 33312	80 SW 8th Street, Miami (Offices also in Orlando), Florida 33130	9838 Old Baymeadows Road #104, Jacksonville, Florida 32256
In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>
Company Phone: (954) 473-0043	Company Phone: (800) 403-9011	Company Phone: (904) 303-3275
Extension: 0	Extension: 0	Extension: 0
Alt. Phone: () -	Alt. Phone: (305) 619-9544	Alt. Phone: (904) 303-3275
Alt. Extension: 0	Alt. Extension: 0	Alt. Extension: 0
Year Business Established: 1990	Year Business Established: 1986	Year Business Established: 2009
Contact: Stanley Swaysland	Contact: Will Simons	Contact: Charles Sheppard
sswaysland@ specengineering.net	wsimons@reservestudy.com	csheppard@ communityadvisors.com
Mobile Phone: (954) 398-4997	Mobile Phone: () -	Mobile Phone: (904) 303-3275
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$4,950.00*</b>	<b>\$1,920.00*</b>	<b>\$3,700.00</b>
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
<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>

\*Designates exception for 1 or more line items. Please see vendor notes for details.

**LINE ITEM #1:** Reserve Study - 2012.

Homeowners Association Reserve Study Needed (Structures and Elements Maintained by Association):

Clubhouse(s) : 1 (one)

Pool(s): 1 (one)

Playground(s): 1 (one)

Private Streets

Other and associated common assets as appropriate.

Vendor to Define Reserve Study Method.

We are looking for Full service level study - 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: \$ 4,950.00**

**NOTES:** All work will be performed by Professional Engineers licensed in the State of Florida. We will perform a visual survey, obtain history from the management/maintenance staff, determine current condition and remaining service life, and determine repair/replacement costs. We will investigate the architectural/structural items in house and will use a sub-consultant for the mechanical/electrical/plumbing items.

**EXCEPTION(S):** None.

**ATTACHMENT(S):** [SKMBT\\_C25312111213060.pdf](#)

**ATTACHMENT(S):** [3.\\_SPEC\\_Brochure\\_8-26-11.pdf](#)

**VENDOR 2:****LINE ITEM PRICE: \$ 1,920.00**

**NOTES:** Fee listed here is for a Full Reserve Study to be conducted on an 8-week timeframe, and includes a copy of Excel software file and custom video presentation. We also offer 5-week or 2-week delivery schedules--refer to proposal document for appropriate pricing information. Please contact our office with any questions, or to request more information. Thank you!

**EXCEPTION(S):** None.

**ATTACHMENT(S):** [24637-0\\_Edgewater\\_Park\\_HOA\\_-\\_Reserve\\_Study\\_Proposal.pdf](#)

**ATTACHMENT(S):** [Sample\\_HOA\\_Reserve\\_Study.pdf](#)

**VENDOR 3:****LINE ITEM PRICE: \$ 3,700.00**

**NOTES:** Level 1 Reserve Study:

Please see attached full proposal for additional detail.

Your study will include a site visit to verify the condition of components, determine their remaining useful life and their replacement cost. We will then compile the field information to perform a financial analysis of the current reserves and provide a funding plan for future years.

All field inspections will be supervised a Certified Construction Inspector and experienced builder who understands how your property was constructed, where defects may occur and local component replacement cost. Your Reserve Study will be prepared by a Reserve Specialist certified by Community Associations Institute that includes information that meets the guidelines for Reserve Studies of Community Associations Institute, CAI.

- We understand from the client that this proposal is for budgeting purposes and the work will not be complete until a later date than posted in the RFP.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** [Edgewater\\_Park.pdf](#)

**SPECIAL REQUIREMENTS -- Vendors meet the following requirements:**

**VENDOR 1:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**VENDOR 2:**

**GENERAL NOTES:**

Fee listed here is for a Full Reserve Study to be conducted on an 8-week timeframe, and includes a copy of Excel software file and custom video presentation. Please contact our office with any questions, or to request more information. Thank you!

**GENERAL EXCEPTION(S):**

None.

**VENDOR 3:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**Insured**

General Liability

Minimum Liability Insurance Amount Required:\$

**VENDOR 1:**

Occupational License: [dania\\_beach.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\\_insurance.pdf](#)

Workers Comp Insurance: [cert\\_insurance.pdf](#)

W-9: [SKMBT\\_C25311101813190.pdf](#)

WARRANTY-INFO: No Files

Warranty: Engineer does not give warranty.

**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: We provide complimentary revisions for material errors or approved changes.

**VENDOR 3:**

Occupational License: [Business\\_License\\_2011-2012.pdf](#)

Professional License: [GC\\_License\\_2012.pdf](#)

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

W-9: [CA\\_w9.pdf](#)

WARRANTY-INFO: No Files

Warranty: N/A