

PROPOSAL REPORT FOR:

Beacon House Condominium
 2748 NE 28th Ave
 Lighthouse Point, FL 33064

Summary Details For RFP No.985570:

Reference Name: Roofing Repair
 Industry Solicited: Roofing
 RFP Close Date & Time: 05-25-2012 16:47
 Location where work is to be performed: Other

Projected Contract Term: Annual, Seasonal, One-Time

Proposal Overview Details:

Proposals Submitted: **2**
 Alt.Proposals Submitted: **0**
 High Bid: **\$3,500.00**
 Low Bid: **\$2,145.00**
 Average Bid: **\$2,822.50**

VENDOR 1	VENDOR 2
	
Swaysland Professional Engineering Consultants, Inc.	Roof Management Solutions, LLC
Vendor Apple Rating: 	Vendor Apple Rating: 
2890 Marina Mile Boulevard, Fort Lauderdale, Florida 33312	PO Box 814766, Hollywood, Florida 33081
In-House Vendor? No	In-House Vendor? No
Company Phone: (954) 473-0043	Company Phone: (954) 753-8303
Extension: 0	Extension: 0
Alt.Phone: () -	Alt.Phone: () -
Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1990	Year Business Established: 2009
Contact: Stanley Swaysland	Contact: Howard Lustgarten
sswaysland@specengineering.net	Howard0734@aol.com
Mobile Phone: (954) 398-4997	Mobile Phone: (954) 224-8785
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$3,500.00	\$2,145.00*
Alternate Proposal Provided?	Alternate Proposal Provided?
No	No
Alt.Price: N/A	Alt.Price: N/A

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

RFP TASKS REQUESTED

LINE ITEM #1: Roof Repair.

Provide evaluation and recommendations for repairs needed for weather extremes
Flat Roof structure. Roof leaking from rain.

Clarification:

Provide proposal for repair or replacement. If both are options, please quote repairs as your Primary Proposal, and use the Alternate Proposal for replacement Proposal. After you submit your Primary, you will be given the option for a second "Alternate" proposal.

See attached overhead view of property for general scale.

Attachment for Line Item 1: Beacon2748_Northeast_28th_Avenue.jpg

VENDOR 1:

LINE ITEM PRICE: \$ 2,750.00

NOTES:Scope of work to include the following:

1. Inspect existing roofing system by visual observation.
2. Submit written report setting forth evaluation and recommendations.

EXCEPTION(S): NONE

VENDOR 2:

LINE ITEM PRICE: \$ 895.00

NOTES:RMS will provide you with two quotes to evaluate the condition of the roof from a roofing consultant prospective. One quote will be for a comprehensive visual roof survey only and the second quote would be for a moisture survey that our firm would supply to the building. The moisture survey would determine if there is wet insulation under the roof membrane. The visual survey would include a complete inspection report with photographs, estimated "useful life" and a list of items that require maintenance attention. RMS does not provide the actual repairs to the roof as RMS is a consulting only firm and not licensed to complete roof repairs. In addition to this quote, RMS can supply a full proposal to the association that will enumerate the services that RMS will supply. RMS is a roof consulting firm and as such do not actually perform the work. Our firm can provide you with a non-proprietary condition report with estimated budget figures for either roof repair or replacement. Furthermore our firm can provide specificaiton preparation and project management services for the work that is generated as a result of our report. In this manner the board will be able to receive "apples to apples" bids on the work based on the outcome of the inspection and "alternate testing". Our principal owner, Howard Lustgarten can visit the property and speak with the manager or converse by phone. I have also enclosed a company brochure PDF for your review. We would be avaiable "at no charge" to visit the property and briefly look at the roof in order for RMS to better understand the actual job conditions. Please call me at 954 224-8785 to arrange this complimentary site inspection.

EXCEPTION(S): The fee is for a visual inspection only. I would recommend a roof moisture survey which our firm can also supply at an additional fee. the manager can reach Howard Lustgarten, RMS- 954 224-8785

ATTACHMENT(S): RMSbrochurev2(2).pdf

LINE ITEM #2: Out Building.

Please provide separate recommendations as required and pricing for outbuilding behind main structure.

Provide proposal for repair or replacement. If both are options, please quote repairs as your Primary Proposal, and use the Alternate Proposal for replacement Proposal. After you submit your Primary, you will be given the option for a second "Alternate" proposal.

Attachment for Line Item 2:None

VENDOR 1:

LINE ITEM PRICE: \$ 750.00

NOTES:Scope of work to include the following:

1. Inspect existing roofing system by visual observation.
2. Report/recommendations/outline specifications will include both repair and replacement.
2. Submit written report setting forth evaluation and recommendations.

EXCEPTION(S): NONE

VENDOR 2:

LINE ITEM PRICE: \$ 0.00

NOTES:RMS will provide an alternate quote for a roof moisture survey for both the main and adjacent building. The roof moisture survey would provide information as to the potential of moisture under the roof membrane that may be causing the current leaks into the property.

EXCEPTION(S): There would be no additional charge for the visual inspection of this small roof area. The association would have to supply a ladder to access the roof if no other means are available to get on the structure.

All other items, charges & fees not itemized above

VENDOR 1:

\$ 0.00

VENDOR 2:

\$ 1,250.00

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

Bonded

License Bond

Insured

Worker's Comp

Worker's Comp. Exemptions NOT Accepted

VENDOR 1:

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: We will perform the work in compliance with a Professional Engineer's standard of care.

NOTES:NONE

EXCEPTION(S):None

VENDOR 2:

General Liability Insurance: [GL-Umbrella.pdf](#),[GL-Umbrella.pdf](#)

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

W-9: [W-9- March_2012- Scan.pdf](#)

WARRANTY-INFO: No Files

Warranty: Should the moisture survey be requested for this project, the moisture survey will comply with TAS-126 protocols

NOTES:The cost to provide a nuclear moisture survey for both the main roof and/or the adjacent building would be \$1,250.00. The moisture survey would include a sealed and stamped TAS-126 Nuclear Moisture Survey as outlined in the Florida Building Code. The fee would also include "gravimetric" core evaluation of the results of the moisture survey to comply with TAS-126.

EXCEPTION(S):If the roofing system(s) is currently under a manufacturer warrantee, any cores cut and repaired to the system that are a requirement of the Florida Building code as a protocol for this test would have to be performed by a roofing contractor directly contracted by the association. If the roof is not under a current warranty, our technicians can cut and patch the cores necessary to perform the test that are included in the listed fee. The fees listed are subject to review by the association manager as to the scope of the work. RMS can supply a formal proposal listing the items outlined in this RFQ under separate cover.