



PROPOSAL REPORT COVER PAGE

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William Samek

SMBC, LC

RFP#: 277000

RFP Title: Flat Roof Repair 03/26/13

Office Village II Condo Association N

ABOUT THIS REPORT

Please review the following Proposal Report in its entirety. Once reviewed, please log into your free, online manager account and report your community's position on the matter within 15 days of close. Reporting the status or outcome of an RFP will instantly give all vendors, who worked diligently in providing a free estimate, the proper notification of where they stand.

PROMOTING FAIRNESS

These quotes have just gone through a digitized version of a **sealed bidding** process. This means that all vendors have submitted their quotes without any outside parties being able to view, share, or modify any proposals ahead of the bidding close date. The prices and information that are received in the **Proposal Report**, produced at the close of the bidding process, are guaranteed to be the original, unedited quote from every contractor. This process conforms to the strictest sealed bidding laws in the nation.

CLEANING UP THE MESS

This proposal report utilizes a patent-pending process to **centralize** all related bids for a more **consistent** format. The end result is less paperwork to manage and less time spent on making an informed decision.

PROTECTING THE COMMUNITY

Each and every vendor who submitted a quote for this RFP has met, or exceeded your predetermined **minimum requirements** for liability insurance, worker's compensation, & licensing. Supporting documents (insurance policies, licenses, etc.) are provided in the proposal packet as part of this sealed bidding process. In addition, every vendor within this report has an **"apple rating"** that is based on the quality of their work and customer service with other communities. This should reduce the likelihood of hiring a "fly by night" contractor that may leave a project unfinished, completed poorly, and/or without warranty.

UNDERSTANDING A VENDOR'S PRICE

Vendor pricing can vary greatly, even when compared **"apples-to-apples."** Some of the many reasons for varying quotes include acquisition fees, insurances, employee benefits, sales commissions, warranties, capital equipment, quality of workforce and materials, experience of estimators, and profit margin. By having multiple bids through a competitive, sealed bidding process, you have a better chance of a lower cost.

STAYING ORGANIZED

Any information received through this software system will be saved for future reference and use. This includes pictures, proposals, scopes of work, and any other documents related to a proposal request. All can be retrieved by simply logging into your free online manager account.



SMBC, LC
 7241 SW 63 Avenue, #203-CAM
 Miami, Florida 33143
P: (305) 552-5000

Flat Roof Repair 03/26/13
Office Village II Condo Association N | RFP #277000

Industry Solicited: **Roofing**
 Service Location: **Common areas**
 Projected Contract Term: **one time**

Closed On: **04-18-2013**
 Proposals Submitted: **1**
 Alt.Proposals Submitted: **0**

High Bid: **\$950.00**
 Low Bid : **\$950.00**
 Average Bid : **\$950.00**

DESCRIPTION	VENDOR 1
Company Logo:	
Company Name:	Swaysland Professional Engineering Consultants, Inc.
Vendor Apple Rating: (Based on customer surveys & vendor follow through)	 4 Out of 5
Vendor Address:	2890 Marina Mile Boulevard, Fort Lauderdale, Florida 33312
Contact Name:	Stanley Swaysland
Office Number:	(954) 473-0043
Alt.Number:	N/A
Mobile Number:	(954) 398-4997
Email Address:	sswaysland@ specengineering.net
Business Established:	1990
General Liability:	\$2,000,000
Workers Comp. Policy?	Yes
In-House Vendor? (Vendor affiliated with management company)	No
TOTAL AMOUNT PROPOSED:	\$950.00*
Alternate Proposal?	No

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

LINE ITEM #1: Flat Roof Repair 03/26/13.

The flat roof over the landing area is soft in one area and water pools in another area. Please provide recommendations for corrective repairs.

Recommendations and contrast for immediate corrections and long-term solutions welcome and will be considered.

The roof access door trim, near the soft spot, was treated for termites a year ago. When the roof is open and wood is exposed, Orkin needs to be scheduled to come and spray for termites (using Premise insecticide) under their current termite contract.

File(s) Provided to Vendors: None

Swaysland Professional Engineering Consultants, Inc.:		LINE ITEM PRICE: \$ 950.00
NOTES: Engineer will visually inspect the roof and take a core, if necessary, to determine the composition of the roofing system. Engineer will review any warranties, contracts, plans, specifications, etc. for the roofing system provided by the Client. Engineer will submit a written report setting forth observations, opinions and repair/replacement recommendations regarding the soft spot and ponded water. Repair/replacement plans and specifications are not included but can be prepared at an additional fee to be determined on the remedial course of action has been determined.		
EXCEPTION(S): Engineer will repair core with roofing cement but will not provide guaranty against leaks.		

GENERAL NOTES/EXCEPTIONS & WARRANTY:

Swaysland Professional Engineering Consultants, Inc.:

GENERAL NOTES:

GENERAL EXCEPTION(S):

None

WARRANTY:

Engineers do not provide warranties for their work.

ATTACHMENT(S): No Files

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

Swaysland Professional Engineering Consultants, Inc.:

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: [COI_2013.pdf](#)

Workers Comp Insurance: [COI_2013.pdf](#)

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