



PROPOSAL REPORT COVER PAGE

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FOUR POINTS PROPERTY MANAGEMENT, INC.

RFP#: 179754

RFP Title: Existing Roof/Structure Engineering
The Roads at 21st Condominium

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.



FOUR POINTS PROPERTY MANAGEMENT, INC.
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PROPOSAL REPORT FOR:

The Roads at 21st Condominium
 2021 SW 3rd Avenue
 Miami, FL 33129






Summary Details For RFP No.179754:

Reference Name: Existing Roof/Structure Engineering
 Industry Solicited: Engineering (Civil,Structural,Architecture,Safety)
 RFP Close Date & Time: 12-04-2012 09:00
 Location where work is to be performed: Common areas

Proposal Overview Details:

Proposals Submitted: **3**
 Alt.Proposals Submitted: **0**
 High Bid: **\$12,600.00**
 Low Bid: **\$3,850.00**
 Average Bid: **\$8,528.00**

Projected Contract Term: One Time

VENDOR 1	VENDOR 2	VENDOR 3
		
Hillman Engineering, Inc.	Swaysland Professional Engineering Consultants, Inc.	M2E Consulting Engineers
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
2241 NW 22nd Street, Pompano Beach, Florida 33069	2890 Marina Mile Boulevard, Fort Lauderdale, Florida 33312	5815 SW 68th Street, Miami, Florida 33143
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (954) 975-9008	Company Phone: (954) 473-0043	Company Phone: (305) 665-1700
Extension: 0	Extension: 0	Extension: 0
Alt.Phone: () -	Alt.Phone: () -	Alt.Phone: () -
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1984	Year Business Established: 1990	Year Business Established: 2005
Contact: Henry Hillman	Contact: Stanley Swaysland	Contact: Richard Camino
E-mail: cherylm@hillmanengineering.com	E-mail: sswaysland@specengineering.net	E-mail: rcamino@m2econsulting.com
Mobile Phone: (954) 588-6225	Mobile Phone: (954) 398-4997	Mobile Phone: () -
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$9,134.00*	\$3,850.00*	\$12,600.00*
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
No	No	No
Alt.Price: N/A	Alt.Price: N/A	Alt.Price: N/A

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

LINE ITEM #1: Existing Roof/Structure Engineering.
Engineering Opinion/Consultation
Structure type: 14 Story Condo, 57 Units, built in 2006

Building has several leaks coming from A/C stands, pitch pans, roof drainage, structural cracks, etc.. Association needs Engineer to provide an inspection, a report of findings, and Scope of Work and to provide final inspection once work is completed by contractor with Engineers Certification.

- 1) Visit Site and Prepare Description and Scope of Work
- 2) Existing Structures Review

Attachment for Line Item 1:None

VENDOR 1:

LINE ITEM PRICE: \$ 2,237.00

NOTES:This is for an Inspection of the roof area only

EXCEPTION(S): The Description as stated appears to be for the roof area only. As such we are bidding for the evaluation of the roof area only.

VENDOR 2:

LINE ITEM PRICE: \$ 2,000.00

NOTES:Engineer will provide the following scope of work:

1. Inspect roofing system, roof top structures and parapet walls by visual observation to determine cause of leaks.
2. Submit a written report of findings and recommended scope of work.
3. Perform an inspection of the completed repair work.

EXCEPTION(S): 1. Without in-progress inspection of the work, Engineer cannot comment on whether or not the repair was performed properly.

VENDOR 3:

LINE ITEM PRICE: \$ 8,600.00

NOTES:See attached under line item #2 for additional detail:

Specifications for Roof Repairs Project – Lump Sum Amount of \$8,600

1. Perform a site inspection of the property to identify deficient areas and discuss the Association's project logistics. (i.e. scope, working hours, schedule, project requirements)
2. Provide roof repair protocol which will include specifications for products, installation and project management instructions.
3. Walkthrough with bidding contractors. (Not to exceed 4 hours)
4. Specifications will include Bid Form for contractors to use as a bid document.
5. Review bids and assist Association in the selection of qualified contractor.
6. Produce Bid Comparison Matrix which will include all bids in an "apples to apples" format for comparison purposes.
7. Attend meeting to present bid results to Board Members.
8. Wind lift-up calculations are NOT included as part of this proposal.

Roof Testing – included in previous item

1. Perform roof moisture survey to identify areas on the roof with excessive moisture.

EXCEPTION(S): NONE

LINE ITEM #2: Property Owner/Board coordination .
The Board may wish construction/repair supervision.
Please provide an estimate for this service, and Board Presentation

Attachment for Line Item 2:None

VENDOR 1:

LINE ITEM PRICE: \$ 6,897.20

NOTES:The Description does not cover the cost to develop Plans and Specifications to be able to obtain competitive bids for the re-roofing and repairs. Our quotation for this item includes the cost to provide these engineering services also. This quotation provides for 4 Hours a day for 10 days maximum. After 10 days the rate will be \$ 155.50 per hour for a P.E. for site observations plus out of pocket expenses.

EXCEPTION(S): This quotation is for the roof area only and as the Association's consultant we can not provide Construction Supervision, but will provide daily observations to assure full compliance with the requirements of the Florida Building Code and the requirements of the Plans and Specifications provided by this firm. Construction Supervision falls under methods and means which always must remain with the contractor.

VENDOR 2:**LINE ITEM PRICE: \$ 1,850.00****NOTES:**Engineer will provide the following scope of work:

1. Attend one (1) meeting with Board of Directors.
2. Perform a maximum of three (3) in-progress inspections.

EXCEPTION(S): NONE**ATTACHMENT(S):** 3._SPEC_Brochure_8-26-11.pdf**ATTACHMENT(S):** Resumes,_insurance,_etc._.pdf**VENDOR 3:****LINE ITEM PRICE: \$ 4,000.00****NOTES:**See Attached for detail:

Quality Control Inspection – Lump Sum Amount of \$4,000

1. Perform inspections of the project to ensure that the contractor is meeting expected quality. Two (2) inspections are to be performed with a maximum duration of four (4) hours. Any inspections in excess of this are to be authorized by the Association.
2. Provide a report which will note any deficiencies observed during the construction of the roof with accompanying recommendations for repair.

EXCEPTION(S): NONE**ATTACHMENT(S):** 120312_The_Roads_at_21_Condominium_Roof_Proposal.RC.pdf

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

VENDOR 1:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 2:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 3:

GENERAL NOTES:

The entire proposal with detailed scope of work is attached under line item #2

GENERAL EXCEPTION(S):

Wind roof lift-up calculations are excluded form this proposal

Licensed

Professional

Insured

General Liability

Minimum Liability Insurance Amount Required:\$

VENDOR 1:

Occupational License: [Print_-_Licensing_Portal_-_License_Relationships.pdf](#)

Professional License: [Print_-_DBPR_-_HILLMAN,_HENRY_C_JR,_Professional_Engineer.pdf](#)

General Liability Insurance: [COI-Exp5-2013.pdf](#)

Workers Comp Insurance: [COI-Exp5-2013.pdf](#)

W-9: [W9_W-9.pdf](#)

WARRANTY-INFO: No Files

Warranty: None

VENDOR 2:

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 provide warranty.

VENDOR 3:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [MM_2011_PE_License.jpg](#)

General Liability Insurance: [M2eLiabCOI_9-14-13.pdf,M2eLiabCOI_9-14-13.pdf,M2eLiabCOI_9-14-13.pdf](#)

Workers Comp Insurance: [M2e_WC_Exp4-16-13.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: N/A