

**PROPOSAL REPORT FOR:**

Four Midtown  
 3301 NE 1st Avenue  
 Miami, FL 33137

**Summary Details For RFP No.992911:**

Reference Name: Reserve Study - Major Update 2012  
 Industry Solicited: Reserve Studies, Appraisals  
 RFP Close Date & Time: 03-20-2012 14:00  
 Location where work is to be performed: Other

**Proposal Overview Details:**

Proposals Submitted: **6**  
 Alt.Proposals Submitted: **1**  
 High Bid: **\$10,773.00**  
 Low Bid: **\$3,500.00**  
 Average Bid: **\$7,323.83**

Projected Contract Term: Single study

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
M2E Consulting Engineers	ALLIED BUILDING INSPECTION SERVICES, INC.	Community Advisors, LLC	LM Consultants, Inc.
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
5815 SW 68th Street, Miami, Florida 33143	8203 SW 124 STREET, MIAMI, Florida 33157	9838 Old Baymeadows Road #104, Jacksonville, Florida 32256	750 East Bunker Court, Vernon Hills, Illinois 60061
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: (305) 665-1700	Company Phone: (305) 234-7377	Company Phone: (904) 303-3275	Company Phone: (847) 573-1717
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: () -	Alt.Phone: (305) 234-7377	Alt.Phone: (904) 303-3275	Alt.Phone: (719) 749-2747
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2005	Year Business Established: 1993	Year Business Established: 2009	Year Business Established: 1995
Contact: Richard Camino	Contact: JOHN MICALI	Contact: Charles Sheppard	Contact: Lori Anderson
E-mail: rcamino@m2econsulting.com	E-mail: John@InspectionsFlorida.com	E-mail: csheppard@communityadvisors.com	E-mail: lori_anderson@lmconsultants.com
Mobile Phone: () -	Mobile Phone: (786) 251-8931	Mobile Phone: (904) 303-3275	Mobile Phone: (719) 306-5271
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$9,500.00</b>	<b>\$3,500.00</b>	<b>\$7,000.00*</b>	<b>\$7,500.00</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>

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

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VENDOR 5

Association Reserves
Vendor Apple Rating: 
80 SW 8th Street, Miami (Offices also in Orlando), Florida 33130
In-House Vendor? <b>No</b>
Company Phone: (800) 403-9011
Extension: 0
Alt.Phone: (305) 619-9544
Alt.Extension: 0
Year Business Established: 1986
Contact: Will Simons
E-mail: wsimons@reservestudy.com
Mobile Phone: () -
<b>TOTAL AMOUNT PROPOSED</b>
<b>\$5,670.00</b>
Alternate Proposal Provided?
<b>Yes</b>
<b>Alt.Price: \$10,773.00</b>

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

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

Condominium Association

Vendor to Define Reserve Study Method.

NOTE PRIOR STUDY IS AVAILABLE AND ATTACHED. PRIOR BACKUP MATERIALS NOT AVAILABLE.

Update, With-Site-Visit/On-Site Review - Reserve vendor does a component inventory (verification only, no measurements), a condition assessment (based on on-site visual observations), and life and valuation estimates to determine both a fund status and a funding plan.

**Attachment for Line Item 1: 4M\_Reserve\_Study.pdf****VENDOR 1:****LINE ITEM PRICE: \$ 9,500.00**

**NOTES:**M2E proposes to provide association with a Reserve Study in line with national Reserve Study standards of practice and Florida Statute FS718. M2E will perform an inspection of the property to include a component inventory, a condition assessment as well as estimated cost of replacement and remaining useful life. This, together with current association funds will be used in preparation of FY2012 reserve study and funding plan.

In order to provide association with possible savings, M2E proposes a reduced fee of \$7,250 for Reserve Study if inspection is done together with Turnover inspection.

Attached please find M2E's standard proposal form for your review

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** 031612\_4\_Midtown\_Reserve\_Study\_Proposal\_CE.pdf

**VENDOR 2:****LINE ITEM PRICE: \$ 3,500.00**

**NOTES:**Level 1 Full reserve study with site inspection and assessment.

**EXCEPTION(S):** NONE

**VENDOR 3:****LINE ITEM PRICE: \$ 7,000.00**

**NOTES:**We have included the cost for a new full reserve study as well.

**EXCEPTION(S):** Time for start and completion is compressed for this type of project. We assume some flexibility in the schedule.

**ATTACHMENT(S):** Four\_Mid-Towne\_Miami.pdf

**VENDOR 4:****LINE ITEM PRICE: \$ 7,500.00**

**NOTES:**See our attached proposal.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** 4435\_002A\_Four\_Midtown\_Miami.pdf

**VENDOR 5:****LINE ITEM PRICE: \$ 5,670.00**

**NOTES:**We recommend the "pooled" or cash flow method for Reserve funding. Fee quoted here assumes an 8-week turnaround for delivery of completed Reserve Study. If required by April 2, 2012, cost would be \$10,773.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** 23655-0\_Four\_Midtown\_Miami\_-\_Reserve\_Study\_Proposal.pdf

**LINE ITEM #2:** Certified Reserve Study Specialist Designations.

Certified Reserve Study Specialist Designation(s) Required

**Attachment for Line Item 2:None****VENDOR 1:**

**NOTES:**NONE

**EXCEPTION(S):** NONE

**VENDOR 2:****NOTES:**Obtained**EXCEPTION(S):** NONE**VENDOR 3:****NOTES:**#234**EXCEPTION(S):** NONE**VENDOR 4:****NOTES:**The professionals at our firm carry a Professional Reserve Analyst (PRA) as recognized by the Association of Professional Reserve Analysts.**EXCEPTION(S):** NONE**VENDOR 5:****NOTES:**See attached copy of designation.**EXCEPTION(S):** NONE**ATTACHMENT(S):** [William\\_G.\\_Simons\\_-\\_CAI\\_Reserve\\_Specialist.PDF](#)

<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: **\$1,000,000.00**

Property Association MUST Be Listed As An "Additional Insured"

Management Company MUST Be Listed As An "Additional Insured"

**VENDOR 1:**

Occupational License: 2011\_Tax\_Receipt.jpg

Professional License: MM\_2011\_PE\_License.jpg

General Liability Insurance: lyoc\_3899386\_4AYR3003\_3899386.pdf, lyoc\_3899386\_4AYR3003\_3899386.pdf,

lyoc\_3899386\_4AYR3003\_3899386.pdf

Workers Comp Insurance: lyoc\_3899386\_4AYR3003\_3899386.pdf

W-9: W9\_M2E\_LLC.pdf

WARRANTY-INFO: No Files

Warranty: N/A

**NOTES:** NONE

**EXCEPTION(S):** None

**VENDOR 2:**

Occupational License: Allied\_Local\_Business\_Tax\_Receipt.jpg, 2010-2011\_Occupational\_License.pdf

General Liability Insurance: Allied\_Building\_Inspection\_Service\_Inc.pdf

W-9: w9\_2011.pdf

WARRANTY-INFO: No Files

Warranty: N/A

**NOTES:** N/A

**EXCEPTION(S):** None

**VENDOR 3:**

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 4:**

General Liability Insurance: COI.pdf, COI.pdf, COI.pdf

Workers Comp Insurance: COI.pdf

W-9: W-9\_-\_signed\_11-21-11.pdf

WARRANTY-INFO: No Files

Warranty: N/A

**NOTES:**

**EXCEPTION(S):** None

**VENDOR 5:**

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: Revisions for material errors or changes are included at no additional charge.

**NOTES:**NONE

**EXCEPTION(S):**None

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**Attachment for Line Item 1: 4M\_Reserve\_Study.pdf**

**VENDOR 1:**

**LINE ITEM PRICE:** \$ 10,773.00

**NOTES:**We recommend the "pooled" or cash flow method for Reserve funding. Fee quoted here is for delivery of completed study by April 2, 2012.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** 23655-0\_Four\_Midtown\_Miami\_-\_Reserve\_Study\_Proposal.pdf

**LINE ITEM #2:** Certified Reserve Study Specialist Designations.

Certified Reserve Study Specialist Designation(s) Required

**Attachment for Line Item 2:None**

**VENDOR 1:**

**NOTES:**See attached copy of designation.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** William\_G.\_Simons\_-\_CAI\_Reserve\_Specialist.PDF

WARRANTY INFORMATION

**VENDOR 1 warrantryinformation:**

WARRANTY-INFO: No Files

Warranty: Revisions for material errors or changes are included at no additional charge.

**VENDOR 1:**

**\$ 0.00**