

**PROPOSAL REPORT FOR:**

Two Midtown  
 3470 East Coast Avenue  
 Miami, FL 33137






**Summary Details For RFP No.582507:**

Reference Name: Square Footage Verify/Recalc  
 Industry Solicited: Architects & Architectural Review  
 RFP Close Date & Time: 03-29-2012 14:00  
 Location where work is to be performed: Other

**Proposal Overview Details:**

Proposals Submitted: **5**  
 Alt.Proposals Submitted: **1**  
 High Bid: **\$294,540.00**  
 Low Bid: **\$12,000.00**  
 Average Bid: **\$97,393.33**

Projected Contract Term: One time

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
LM Consultants, Inc.	Hillman Engineering, Inc.	Swaysland Professional Engineering Consultants, Inc.	West Construction, Inc.
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
750 East Bunker Court, Vernon Hills, Illinois 60061	2241 NW 22nd Street, Pompano Beach, Florida 33069	2890 Marina Mile Boulevard, Fort Lauderdale, Florida 33312	318 South Dixie Highway, Lake Worth, Florida 33460
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: (847) 573-1717	Company Phone: (954) 975-9008	Company Phone: (954) 473-0043	Company Phone: (561) 588-2027
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: (719) 749-2747	Alt.Phone: () -	Alt.Phone: () -	Alt.Phone: (561) 588-2027
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 26
Year Business Established: 1995	Year Business Established: 1984	Year Business Established: 1990	Year Business Established: 1969
Contact: Lori Anderson	Contact: Henry Hillman	Contact: Stanley Swaysland	Contact: Matthew West - Attn Emerson
E-mail: lori_anderson@lmconsultants.com	E-mail: cherylh@hillmanengineering.com	E-mail: sswaysland@specengineering.net	E-mail: eprosser@westconstructioninc.net
Mobile Phone: (719) 306-5271	Mobile Phone: (954) 588-6225	Mobile Phone: (954) 398-4997	Mobile Phone: () -
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$12,000.00</b>	<b>\$22,305.63 *</b>	<b>\$14,750.00</b>	<b>\$143,371.00</b>
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
<b>No</b>	<b>No</b>	<b>No</b>	<b>Yes</b>
<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>	<b>Alt.Price: \$294,540.00</b>

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

**LINE ITEM #1:** Square Footage Verify/Recalc.

Need to survey 61 different models throughout building to correctly calculate square footage and update allocations. There are a total of 338 Residential units.

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

**NOTES:**Please see the attached proposal.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** 4435\_003A\_Two\_Midtown\_Miami\_-\_Unit\_Measurements.pdf

**VENDOR 2:**

**NOTES:** NONE

**EXCEPTION(S):** The Association will provide a complete set of Architectural and Structural Drawings for the building at no cost to the consultant. The Association will provide either a person from the Security company or a person from the Engineering staff to accompany the consultant during the time they will be in the individual apartment unit(s).

**VENDOR 3:**

**NOTES:**Please see attached proposal.

**EXCEPTION(S):** NONE

**ATTACHMENT(S):** Two\_Midtown\_Square\_Footage\_3-27-12.pdf

**VENDOR 4:**

- NOTES:**
1. Access granted upon an approved schedule, additional trips to be billed as reimbursable.
  2. Permit set of drawings to be provided and used as reference only.
  3. Includes documenting the perimeter of the units only, not the interior floor plan layouts.
  4. Legal condominium documents by others.
  5. Documenting other site amenities and common areas not included.
  6. Written summary of square footage by unit only.

**EXCEPTION(S):** NONE

<b>VENDOR 1:</b>	<b>\$ 12,000.00</b>
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<b>VENDOR 2:</b>	<b>\$ 22,305.63</b>
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<b>VENDOR 3:</b>	<b>\$ 14,750.00</b>
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<b>VENDOR 4:</b>	<b>\$ 143,371.00</b>
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## SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

### Licensed

### Insured

General Liability

Minimum Liability Insurance Amount Required:\$

#### VENDOR 1:

General Liability Insurance: [COL.pdf](#),[COL.pdf](#),[COL.pdf](#)

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

W-9: [W-9\\_-\\_signed\\_11-21-11.pdf](#)

WARRANTY-INFO: No Files

Warranty: N/A

**NOTES:**NONE

**EXCEPTION(S):**NONE

#### VENDOR 2:

Occupational License: [Print\\_-\\_Licensing\\_Portal\\_-\\_License\\_Relationships.pdf](#)

Professional License: [Print\\_-\\_DBPR\\_-\\_HILLMAN,\\_HENRY\\_C\\_JR,\\_Professional\\_Engineer.pdf](#)

General Liability Insurance: [Hillman\\_Insurance\\_Cert2012.pdf](#)

Workers Comp Insurance: [Hillman\\_Insurance\\_Cert2012.pdf](#)

W-9: [W9\\_W-9.pdf](#)

WARRANTY-INFO: [Hillman\\_Engineering\\_Services\\_Warranty.doc](#)

Warranty: WARRANTY 1CONSULTANT shall use reasonable care to reflect requirements of all applicable laws, rules, or regulations of which CONSULTANT has knowledge or about which CLIENT specifically advises in writing, which are in effect on date of agreement. CONSULTANT INTENDS TO RENDER SERVICES IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL STANDARDS, BUT NO OTHER WARRANTY IS EXTENDED, EITHER EXPRESSED OR IMPLIED, IN CONNECTION WITH SUCH SERVICES. CLIENT'S RIGHTS AND REMEDIES IN THIS AGREEMENT ARE EXCLUSIVE. The Consultant, it's Officers, Qualifiers, Employees, Professional Engineers, agents or sub-consultant(s) maximum liability shall be limited to only the total dollar amount of the fee charged for services rendered on this project.

**NOTES:**The Consultant will need the Association/Property Manager to schedule the access to the apartment(s) appointments, for measuring of the apartments grouped for at least 5 apartments per visit as a Minimum. Please note if there is less than 5 apartments to be measured on each visit, a travel premium of \$ 165.77 will be added to the approved price for each incident of scheduled access of less than 5 apartments.

**EXCEPTION(S):**The Association will provide a complete set of Architectural and Structural Drawings for the building at no cost to the consultant. The Association will provide either a person from the Security company or a person from the Engineering staff to accompany the consultant during the time they will be in the individual apartment unit(s).

#### VENDOR 3:

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: Please see attached proposal.

**NOTES:**NONE

**EXCEPTION(S):**NONE

#### VENDOR 4:

Occupational License: [PBC\\_Local\\_Business\\_Tax\\_Receipt\\_2012.pdf](#)

Professional License: [WC\\_CGC\\_License\\_2012.jpg](#),[WC\\_CBC\\_License\\_2012.jpg](#),[WA\\_D\\_FL\\_Business\\_Lic\\_02-13.jpg](#),[WA\\_D\\_FL\\_Business\\_Lic\\_02-13.jpg](#)

General Liability Insurance: [Ins\\_Cert\\_for\\_Proposals\\_-2012\\_-2013.jpg](#)

Workers Comp Insurance: [Ins\\_Cert\\_for\\_Proposals\\_-2012\\_-2013.jpg](#)

W-9: [Tab\\_4\\_IRS\\_Form\\_W-9.pdf](#)

WARRANTY-INFO: No Files

Warranty: N/A

**NOTES:**NONE

**EXCEPTION(S):**NONE

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 Average Bid: **\$97,393.33**

**Alternate Proposals - See below for alternate proposals provided by vendors:**

VENDOR 1

West Construction, Inc.
Vendor Apple Rating: 
318 South Dixie Highway, Lake Worth, Florida 33460
In-House Vendor? <b>No</b>
Company Phone: (561) 588-2027
Extension: 0
Alt.Phone: (561) 588-2027
Alt.Extension: 26
Year Business Established: 1969
Contact: Matthew West - Attn Emerson
E-mail: eprosser@westconstructioninc.net
Mobile Phone: ( ) -
<b>TOTAL AMOUNT PROPOSED</b>
<b>\$294,540.00</b>
Alternate Proposal Provided?
<b>Yes</b>
<b>Alt.Price: \$294,540.00</b>

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

**NOTES:**1. Access granted upon an approved schedule, additional trips to be billed as reimbursable.  
2. Permit set of drawings to be provided and used as reference only.  
3. Includes documenting the perimeter of the units only, not the interior floor plan layouts.  
4. Legal condominium documents by others.  
5. Documenting other site amenities not included.  
6. New drawings for individual units provided.

**EXCEPTION(S):** NONE

WARRANTY INFORMATION

**VENDOR 1 warranrtyinformation:**

Warranty Attachment: No Files  
Warranty: N/A

**VENDOR 1:**

**\$ 294540.00**