

PROPOSAL REPORT FOR:

Two Midtown
 3470 East Coast Avenue
 Miami, FL 33137

Summary Details For RFP No.511422:

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: **\$13,338.00**
 Low Bid: **\$3,950.00**
 Average Bid: **\$8,343.00**

Projected Contract Term: Single study

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
Association Reserves	Community Advisors, LLC	LM Consultants, Inc.	M2E Consulting Engineers
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
80 SW 8th Street, Miami (Offices also in Orlando), Florida 33130	9838 Old Baymeadows Road #104, Jacksonville, Florida 32256	750 East Bunker Court, Vernon Hills, Illinois 60061	5815 SW 68th Street, Miami, Florida 33143
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (800) 403-9011	Company Phone: (904) 303-3275	Company Phone: (847) 573-1717	Company Phone: (305) 665-1700
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: (305) 619-9544	Alt.Phone: (904) 303-3275	Alt.Phone: (719) 749-2747	Alt.Phone: () -
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1986	Year Business Established: 2009	Year Business Established: 1995	Year Business Established: 2005
Contact: Will Simons	Contact: Charles Sheppard	Contact: Lori Anderson	Contact: Richard Camino
E-mail: wsimons@reservestudy.com	E-mail: csheppard@communityadvisors.com	E-mail: lori_anderson@lmconsultants.com	E-mail: rcamino@m2econsulting.com
Mobile Phone: () -	Mobile Phone: (904) 303-3275	Mobile Phone: (719) 306-5271	Mobile Phone: () -
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$7,020.00	\$7,450.00 *	\$7,500.00	\$10,800.00
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
Yes	No	No	No
Alt.Price: \$13,338.00	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.

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VENDOR 5

ALLIED BUILDING INSPECTION SERVICES, INC.
Vendor Apple Rating: 
8203 SW 124 STREET, MIAMI, Florida 33157
In-House Vendor? No
Company Phone: (305) 234-7377
Extension: 0
Alt.Phone: (305) 234-7377
Alt.Extension: 0
Year Business Established: 1993
Contact: JOHN MICALI
E-mail: John@InspectionsFlorida.com
Mobile Phone: (786) 251-8931
TOTAL AMOUNT PROPOSED
\$3,950.00 *
Alternate Proposal Provided?
No
Alt.Price: N/A

*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: 2M_Reserve_Study.pdf**VENDOR 1:****LINE ITEM PRICE: \$ 7,020.00**

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 \$13,338.

EXCEPTION(S): NONE**ATTACHMENT(S):** 23654-0_Two_Midtown_Miami_-_Reserve_Study_Proposal.pdf**VENDOR 2:****LINE ITEM PRICE: \$ 7,450.00**

NOTES:Prior study indicates doors and windows are common elements and inspecting all after occupancy is not possible. We intend on a random inspection of these.

EXCEPTION(S): Start and completion date for this type of work is very compressed. We assume some flexibility in the schedule for both parties.

ATTACHMENT(S): Two_Mid-Towne_Miami.pdf**VENDOR 3:****LINE ITEM PRICE: \$ 7,500.00****NOTES:**See the attached proposal.**EXCEPTION(S):** NONE**ATTACHMENT(S):** 4435_001A_Two_Midtown_Miami.pdf**VENDOR 4:****LINE ITEM PRICE: \$ 10,800.00**

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 \$8,000 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_2_Midtown_Reserve_Study_Proposal_CE.pdf**VENDOR 5:****LINE ITEM PRICE: \$ 3,950.00****NOTES:**Level 1 Full Reserve Study Including Site Inspection**EXCEPTION(S):** None**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**ATTACHMENT(S):** William_G._Simons_-_CAI_Reserve_Specialist.PDF**VENDOR 2:****NOTES:**CAI #234**EXCEPTION(S):** NONE**VENDOR 3:****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 4:****NOTES:** NONE**EXCEPTION(S):** NONE**VENDOR 5:****NOTES:**Obtained, Included**EXCEPTION(S):** none

VENDOR 1:	\$ 0.00
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VENDOR 2:	\$ 0.00
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VENDOR 3:	\$ 0.00
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VENDOR 4:	\$ 0.00
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VENDOR 5:	\$ 0.00
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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: [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 for no additional charge.

NOTES:NONE

EXCEPTION(S):NONE

VENDOR 2:

Occupational License: [Business_License_2011-2012.pdf](#)

Professional License: [FL_GC_License.pdf](#)

General Liability Insurance: [COL-2012.pdf,COL-2012.pdf](#)

W-9: [CA_w9.pdf](#)

WARRANTY-INFO: No Files

Warranty: N/A

NOTES:Update reserve study cost and also full reserve study cost.

EXCEPTION(S):NONE

VENDOR 3:

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:

EXCEPTION(S):NONE

VENDOR 4:

Occupational License: [2011_Tax_Receipt.jpg](#)

Professional License: [MM_2011_PE_License.jpg](#)

General Liability Insurance:

[lyoc_3899386_4AYR3O03_3899386.pdf,lyoc_3899386_4AYR3O03_3899386.pdf,lyoc_3899386_4AYR3O03_3899386.pdf](#)

Workers Comp Insurance: [lyoc_3899386_4AYR3O03_3899386.pdf](#)

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

WARRANTY-INFO: No Files

Warranty: N/A

NOTES:NONE

EXCEPTION(S):NONE

VENDOR 5:

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

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 Average Bid: **\$8,343.00**

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

VENDOR 1

Association Reserves
Vendor Apple Rating: 
80 SW 8th Street, Miami (Offices also in Orlando), Florida 33130
In-House Vendor? No
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: () -
TOTAL AMOUNT PROPOSED
\$13,338.00
Alternate Proposal Provided?
Yes
Alt.Price: \$13,338.00

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

RFP TASKS REQUESTED

LINE ITEM #1: Reserve Study.
Condominium Association

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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: [2M_Reserve_Study.pdf](#)

VENDOR 1:

LINE ITEM PRICE: \$ 13,338.00

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

EXCEPTION(S): NONE

ATTACHMENT(S): [23654-0_Two_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

ATTACHMENT(S): [William_G._Simons_-_CAI_Reserve_Specialist.PDF](#)

WARRANTY INFORMATION

VENDOR 1 warrantryinformation:

Warranty Attachment: No Files

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

VENDOR 1:

\$ 0.00