



PROPOSAL REPORT COVER PAGE



Raphael Gutierrez
Affinity Management Services

RFP#: 307371

RFP Title: Reserve Study - 2012
Edgewater Park Homeowners Association Inc

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.

PROPOSAL REPORT FOR:

Edgewater Park Homeowners Association Inc
13400 SW 115 Pl
Miami, FL 33176

Summary Details For RFP No.307371:

Reference Name: Reserve Study - 2012
Industry Solicited: Reserve Studies, Appraisals
RFP Close Date & Time: 11-13-2012 11:00
Location where work is to be performed: Common areas
Club House, Pool, Parking Lot
Projected Contract Term: One Time

Proposal Overview Details:

Proposals Submitted: **3**
Alt. Proposals Submitted: **0**
High Bid: **\$4,950.00**
Low Bid: **\$1,920.00**
Average Bid: **\$3,523.33**

VENDOR 1	VENDOR 2	VENDOR 3
		
Swaysland Professional Engineering Consultants, Inc.	Association Reserves	Community Advisors, LLC
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
2890 Marina Mile Boulevard, Fort Lauderdale, Florida 33312	80 SW 8th Street, Miami (Offices also in Orlando), Florida 33130	9838 Old Baymeadows Road #104, Jacksonville, Florida 32256
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (954) 473-0043	Company Phone: (800) 403-9011	Company Phone: (904) 303-3275
Extension: 0	Extension: 0	Extension: 0
Alt. Phone: () -	Alt. Phone: (305) 619-9544	Alt. Phone: (904) 303-3275
Alt. Extension: 0	Alt. Extension: 0	Alt. Extension: 0
Year Business Established: 1990	Year Business Established: 1986	Year Business Established: 2009
Contact: Stanley Swaysland	Contact: Will Simons	Contact: Charles Sheppard
E-mail: sswaysland@specengineering.net	E-mail: wsimons@reservestudy.com	E-mail: csheppard@communityadvisors.com
Mobile Phone: (954) 398-4997	Mobile Phone: () -	Mobile Phone: (904) 303-3275
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$4,950.00*	\$1,920.00*	\$3,700.00
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: Reserve Study - 2012.

Homeowners Association Reserve Study Needed (Structures and Elements Maintained by Association):

Clubhouse(s) : 1 (one)

Pool(s): 1 (one)

Playground(s): 1 (one)

Private Streets

Other and associated common assets as appropriate.

Vendor to Define Reserve Study Method.

We are looking for Full service level study - Reserve vendor does a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a fund status and a funding plan.

Attachment for Line Item 1:None**VENDOR 1:****LINE ITEM PRICE: \$ 4,950.00**

NOTES: All work will be performed by Professional Engineers licensed in the State of Florida. We will perform a visual survey, obtain history from the management/maintenance staff, determine current condition and remaining service life, and determine repair/replacement costs. We will investigate the architectural/structural items in house and will use a sub-consultant for the mechanical/electrical/plumbing items.

EXCEPTION(S): None.

ATTACHMENT(S): SKMBT_C25312111213060.pdf

ATTACHMENT(S): 3._SPEC_Brochure_8-26-11.pdf

VENDOR 2:**LINE ITEM PRICE: \$ 1,920.00**

NOTES: Fee listed here is for a Full Reserve Study to be conducted on an 8-week timeframe, and includes a copy of Excel software file and custom video presentation. We also offer 5-week or 2-week delivery schedules--refer to proposal document for appropriate pricing information. Please contact our office with any questions, or to request more information. Thank you!

EXCEPTION(S): None.

ATTACHMENT(S): 24637-0_Edgewater_Park_HOA_-_Reserve_Study_Proposal.pdf

ATTACHMENT(S): Sample_HOA_Reserve_Study.pdf

VENDOR 3:**LINE ITEM PRICE: \$ 3,700.00**

NOTES: Level 1 Reserve Study:

Please see attached full proposal for additional detail.

Your study will include a site visit to verify the condition of components, determine their remaining useful life and their replacement cost. We will then compile the field information to perform a financial analysis of the current reserves and provide a funding plan for future years.

All field inspections will be supervised by a Certified Construction Inspector and experienced builder who understands how your property was constructed, where defects may occur and local component replacement cost. Your Reserve Study will be prepared by a Reserve Specialist certified by Community Associations Institute that includes information that meets the guidelines for Reserve Studies of Community Associations Institute, CAI.

- We understand from the client that this proposal is for budgeting purposes and the work will not be complete until a later date than posted in the RFP.

EXCEPTION(S): NONE

ATTACHMENT(S): Edgewater_Park.pdf

SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

VENDOR 1:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 2:

GENERAL NOTES:

Fee listed here is for a Full Reserve Study to be conducted on an 8-week timeframe, and includes a copy of Excel software file and custom video presentation. Please contact our office with any questions, or to request more information. Thank you!

GENERAL EXCEPTION(S):

None.

VENDOR 3:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

Insured

General Liability

Minimum Liability Insurance Amount Required:\$

VENDOR 1:

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 give warranty.

VENDOR 2:

Occupational License: [WSimons_RS_Designation.PDF](#)

Professional License: [WSimons_RS_Designation_\(3\).pdf](#)

General Liability Insurance: [AssocReserves_COI-Exp5-31-13.pdf](#)

Workers Comp Insurance: [AssocReserves_COI-Exp5-31-13.pdf](#)

W-9: [W9_-_Association_Reserves_-_FL,_LLC_.pdf](#)

WARRANTY-INFO: No Files

Warranty: We provide complimentary revisions for material errors or approved changes.

VENDOR 3:

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

Professional License: [GC_License_2012.pdf](#)

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

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

WARRANTY-INFO: No Files

Warranty: N/A