



## My Condominium Association Project Bids

Project	Vendor	Description	Cost
<b>Paint North &amp; South Buildings</b>	1. P.D. Painting	Less favorable contract terms.	\$221,000
	2. <b>Coastal Painting</b>	Painted buildings last time.	\$256,000
	3. Complete Repairs Inc.	Would need to subcontract work.	\$300,000
<b>After Hours Security Patrols</b>	1. <b>Victory Security</b>	6-hour shift staffing available.	\$41,000 annually
	2. G4S Secure Solutions	8-hour shift staffing required.	\$63,000 annually
	3. Weiser Security Services	8-hour shift staffing required.	\$55,700 annually
<b>Property Management</b>	1. <b>Triton Property Management</b>	<ul style="list-style-type: none"> <li>• Experienced property management.</li> <li>• More senior-management participation.</li> <li>• 24/7 rapid emergency response.</li> <li>• Improved website.</li> <li>• Smaller, locally owned company that provides individualized support.</li> </ul>	\$375,000 annually
	2. JDM Property Management	<ul style="list-style-type: none"> <li>• Control of all Association's operations to be under JDM.</li> <li>• Bookkeeping &amp; financial services would be moved to corporate.</li> <li>• Uses centralized maintenance.</li> <li>• Staffing pool.</li> </ul>	\$425,000 annually



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	3.. Campbell Property Management	<ul style="list-style-type: none"><li>• Range of ala carte services available.</li><li>• 24/7 on-call response and emergency coverage.</li><li>• TOPPS system to manage flow of work orders</li><li>• Website communication system to send information out to owners via email blasts.</li><li>• Association maintains control of financial operations.</li><li>• Office staff remain onsite.</li><li>• Board maintains oversight &amp; control of operations; interviews &amp; agrees on Property Manager hire.</li></ul>	\$380,000 annually