STRUCTURAL REPAIR & RESTORATION BID ANALYSIS-ENGINEERING SERVICES AND CONSULTATION

Multi-Level Parking Garage & Entrance Ramp Project
Le Chateau Royal Condominium Association, Inc.

Prepared by Michael Clarizio, Garage committee chair

Issued; 2026-05-25

1. Executive Summary

Le Chateau Royal Condominium Association, Inc. is preparing to initiate a vital concrete restoration and structural repair project focusing on the multi-level parking garage structure and the associated main entrance ramp areas. Due to the high life-safety and financial implications inherent in structural concrete repairs within coastal Florida environments, a meticulous engineering review is mandatory.

Unfortunately after reviewing all the bids none of the firms aligned their proposals as detailed in our RFP. All firms have different bid strategies and are presented, formatted and communicated differently, therefore, I leveled the bids to the best of my knowledge and I prepared a simplified overview of each firm and extracted from their proposals the pertaining information related to our RFP notwithstanding any contractual, special provisions, exclusions and legal clauses, I strongly suggest these issued be reviewed by our legal professionals before any agreement or contract be commissioned, I also strongly suggest we identify the most likely candidate that we feel has the best experience and thoroughly understands our needs and requirements. I also suggest that we interview the short listed firms before making a final selection.

This document provides a highly technical diagnostic comparison and risk-mitigation analysis of the professional services agreements submitted by three competitive firms:

Hillman Engineering, Inc., **Chalaire and Associates, Inc**., and **Swaysland Professional Engineering Consultants, Inc**.

Primary objective;
As a committee we must also recommend that this project shall be executed in two phases, the first phase should start in the year 2026, the phasing of the project is to avoid if possible an assessment to cover the capital expenditures required to financially support the totality of the project and allow us time to accumulate funds to proceed to the next phase all in accordance to the confirmation and approval of the engineering firms official and professional assessment of such a scenario, respecting and not compromising the integrity of the garage structural integrity.

Detailed below is my analysis, please review, comment and or approval for final recommendation.

2. Comprehensive Financial & Phase Structure Matrix

Project Phase	Hillman Engineering, Inc.	Chalaire & Associates, Inc.	Swaysland
Phase I: Investigation and assessment	$16,500 (Flat Fee) *($10,000 Retainer required at signing)*	$5,000 (Flat Fee) $2k Rooftop + $3k Lower levels	$7,500 (Flat Fee) Includes GPR Scanning for a fee *(Additional cost for GPR and operator $250 per hour)*
Phase II: Repair Design Development	Included in 15% Fee (refer to detailed framework of fees)	$4,000 (Estimated Fixed)	$5,000 (Flat Fee)
Phase III: Contractor Bidding / inspections	Included in 15% Fee(refer to detailed framework of fees)	Billed Hourly (refer to fees schedule)	$1,750 (Flat Fee)
Phase IV: Construction Oversight	15% of Total Construction Cost (Combined Phase II-IV)	Billed Hourly (No Cap Provided)	Billed Hourly ($7,830/mo standard framework)
Key Surcharges & Sized Rules	None explicitly listed.	• Portal-to-portal billing • 2-hr min per trip • 50% After-hours premium	None. Standard baseline project framework parameters.

3. Risk Management & Diagnostic Gap Analysis

Firm Profile: Hillman Engineering, Inc.

Positive Risk Mitigations:

- Strong administrative control as the formal Engineer of Record and Special Inspector.
- Requires written Association approval before any third-party expenses are incurred.

Critical Risk Exposures & Gaps:

- Severe liability cap strictly limited to the lesser of total fees received or a rigid $50,000 ceiling, transferring massive risk exposure to the Association.
- Severe termination clause requiring 10% overhead and 10% anticipated profit payouts on unperformed work.
- Percentage-of-construction fee model inherently penalizes the Association if unexpected damage increases contractor costs.

Firm Profile: Chalaire and Associates, Inc.

Positive Risk Mitigations:

- Lowest entry cost for the initial Phase I diagnostic phase ($5,000 combined flat fee).

Critical Risk Exposures & Gaps:

- Extremely high financial variability due to completely un-capped hourly construction oversight.
- Imposes a 50% hourly premium for standard early morning or late evening concrete observations.
- Enforces portal-to-portal billing with a mandatory 2.0-hour minimum charge per site visit.

Firm Profile: Swaysland Professional Engineering Consultants (SPEC)

Positive Risk Mitigations:

- Explicitly includes Ground Penetrating Radar (GPR) and acoustic testing inside the base fee to guarantee high upfront precision. *(Not clear if this service is without cost, must confirm discrepancy in their offer.)*
- Fixed-fee structure across Phases I, II, and III ensures strong cost containment.
- Provides a clear, transparent blueprint of estimated monthly hours for field inspections.

Critical Risk Exposures & Gaps:

- Retains right to apply annual market rate escalations if construction drags past 12 months.

4. Weighted Strategic Decision Matrix

Evaluation Metric	Weight	Hillman	Chalaire	Swaysland
Financial Predictability	25%	2.0 / 5.0	2.0 / 5.0	5.0 / 5.0
Risk Insulation & Liability Limits	25%	1.0 / 5.0	3.0 / 5.0	3.5 / 5.0
Diagnostic Accuracy (Upfront Tech)	20%	3.0 / 5.0	3.0 / 5.0	5.0 / 5.0
Contractual Exit Flexibility	15%	1.0 / 5.0	4.0 / 5.0	4.0 / 5.0
Localized High-Rise Experience	15%	4.5 / 5.0	4.0 / 5.0	5.0 / 5.0
WEIGHTED OVERALL SCORE	**100%**	**2.25 / 5.0**	**2.95 / 5.0**	**4.58 / 5.0**

5. Definitive Engineering Recommendation

Based upon a rigorous review of all operational and legal parameters, **Swaysland Professional Engineering Consultants** is the unanimous recommended engineering partner for this project. **SPEC** provides an optimal balance of financial predictability through fixed-fee diagnostic/design stages and advanced risk reduction by deploying Ground Penetrating Radar (GPR) scanning upfront. This may reduce the risk of unforeseen contractor change orders mid-project.

Immediate Action Item for Association Legal Counsel: Regardless of the selected firm, the Board must direct its legal counsel to negotiate and amend the standard limitation of liability clauses found in the contracts. For a multi-level parking structure restoration, the engineer's liability cap should be aligned with their standard professional liability insurance policy limits ($1,000,000+) rather than a nominal flat amount ($50,000) or an amount limited to fees collected.