

3st PDR Maintenance and Security Programme: Budget Proposal

1. Detailed Budget Proposal

The 3d Programme will go from March 1st 2017 until February 28th 2018.

The budget proposal in summary is as follows:

Area of Intervention	SUPPLIER	1 Yr Budget VAT Included	Month Amount VAT Included	%
Common Areas: Maintenance & Gardening	SEPOGREEN	36 752 €	3 063 €	14,1%
Security	VPROTEC	143 024 €	11 919 €	54,8%
Pest Control	Pestox	24 331 €	2 028 €	9,3%
Garbage - Additional Collection		3 000 €	250 €	1,15%
Management Fee	Neighbour	54 000 €	4 500 €	20,7%
Sub-Total		261 108 €	21 759 €	100%
Contingency Fee - 2%		5 222 €	435 €	
TOTAL		266 330 €	22 194 €	

The split between owners and commercial areas remains in the same percentage:

SPLIT	Split %	Split €
Owners	70%	186 431 €
Commercial Areas	30%	79 899 €
TOTAL	100%	266 330 €

2. Details per Area

Maintenance & Gardening

This was the area where we feel that the suppliers are really trying to provide the best price to get the job. This amount is lower than the total budget for the 1st and 2nd Programmes combined. With Coast, we feel the price is so low that it could possibly jeopardise service. Since Sepol is doing a very good job on the public areas (always very available), we advise to keep them. They already know the job that is necessary to be done and that is a good advantage.

Common Areas: Maintenance & Gardening	1 Yr Budget VAT Included	Month Amount VAT Included	Comments
Sepogreen	36 752,40 €	3 062,70 €	Includes the occasional intervention in falling branches.
Coast Gardens	31 719,24 €	2 643,27 €	Do not include the occasional intervention in falling branches. We must pay per intervention (10€ plus VAT per hour during the day, and 20€ plus VAT per hour during the night).
Dina Costa	-	-	Do not want to present a budget according to the email sent by the supplier.

Security

For security we had requested several budgets. We have excluded 3 companies from consideration because either the price was too high or the service proposed was lower than we wanted.

We must say that we are not 100% happy with PSG management. Besides this they are not given the best price and conditions. We have in total 6 budgets for this area, the 2 companies that we felt to be more prepared and professional were COPS and VProtec.

As you may see below they have similar amounts in the budgets, we also have detail the benefits of each of the companies so you can analyze better. We recommend VProtec mainly because their reporting back to us will be better than the alternative suppliers and also staff relations are very good. We feel the latter is a key point - the security service is made of people so it is essential that the staff members are satisfied, that will be reflected on their daily performance.

Security	1 Yr Budget VAT Included	Month Amount VAT Included	Includes	Comments
PSG	148 707,00 €	12 392,25 €	2 persons 24 hrs + Vehicle (limited kilometers)	1. Staff with knowledge of the resort.

VProtec	143 024,40 €	11 918,70 €	2 persons 24 hrs + Vehicle (unlimited kilometers) + GSM system (Round control system with 15 check points) connected to an online system where all the interventions are registered with photos + 1st Aid KIT	<ol style="list-style-type: none"> 1. They have SanaHotels and Vila Bicuda (similar resort to PDR) as clients in all the hotels and resorts. 2. They will probably keep the staff that we have in the moment. 3. Staff trained on defibrillator utilization. 4. Ongoing training to the staff (inside the company they have a training center).
COPS	146 124,00 €	12 177,00 €	2 persons 24 hrs + 1 person (8 hrs) 2 months + Vehicle (unlimited kilometers) + GSM system (Round control system with 15 check points) + 1st Aid KIT + Defibrillator in the vehicle (with training security elements).	<ol style="list-style-type: none"> 1. Security team present in the WestCliffs, they have PestanaGroup as clients in all the hotels and resorts. 2. They will probably change almost all the staff that we have in the moment. 3. Ongoing training to the staff.

The extra person for Vila da praia/beach parking beach area that we included during the summer of 2016 is not included in this budget.

Pest Control

There are few local companies prepared to or capable of doing the specified job. Pestox have in general done an excellent job over the last 12 months so we are not at this stage proposing a change of supplier in this area.

Below you may see the number of sprayings that we have defined for these budget. It also includes the rodent's prevention treatment that we pay once a year (this prevention is done twice a year – included in this amount).

Pest Control - PESTOX	N. Sprayings	Spraying Cost	Rodents Prevention	Total
March	0	- €	- €	- €
April	1	1 045,50 €	1 330,00 €	2 375,50 €
May	1	1 045,50 €	- €	1 045,50 €
June	3	3 136,50 €	- €	3 136,50 €
July	4	4 182,00 €	- €	4 182,00 €
August	5	5 227,50 €	- €	5 227,50 €
September	4	4 182,00 €	- €	4 182,00 €
October	2	2 091,00 €	- €	2 091,00 €
November	1	1 045,50 €	- €	1 045,50 €
December	0	- €	- €	- €



07 January 2017

January	0	- €	- €	- €
February	1	1 045,50 €	- €	1 045,50 €
TOTAL	22	23 001,00 €	1 330,00 €	24 331,00 €

Patrols of farmland adjacent to PDR will continue during the 12 months period. The aim is to continue to identify fly problems at source and ease the reliance on spraying as much as possible.

Garbage Collection

We have budgeted an amount for the extra garbage collection, but we are trying to resolve this issue with the support of the Council. In one of the recent meetings with the Council it was agreed that in April we would send information regarding the needs that we believe necessary for the summer period so giving them plenty of time to provide a solution.

The budget amount shown will be available to help if required.

Management fee

Owners' Association and Neighbour have reviewed the Management Fee and details in the document 'PDR Maintenance and Security:Management Fee '(issued July 2016) still apply . No change in Monthly fee is therefore proposed. The situation will be reviewed again in July/ August.

The document referred to above can be found at www.yourpdr.org – see under Your Resort / 2nd Maintenance Programme.

Contingency Fee

It was included a 2 % fee for contingency in order to allow us, with the collaboration of APPDR, to resolve unexpected issues that may occur along the year.