



Existing Building, LLC

ENGINEERED LIFE SAFETY SYSTEM CONSULTING SERVICES PROPOSAL

March 18th, 2025

Attn: Board of Directors
Imperial Towers Condominium Association, Inc.
1817-1825 South Ocean Drive
Hallandale Beach, Florida 33009

Existing Building, LLC appreciates the opportunity to submit this proposal to serve as a technical resource to Imperial Towers Condominium in Hallandale Beach, Florida. The scope of this proposal is to develop the technical bid specifications and provide bid consulting services. All documents will be in compliance with the approved Engineered Life Safety System Report in compliance with Florida Fire Prevention Code Mandate.

Florida Fire Prevention Code Mandate

The Florida Fire Prevention Code (FFPC) includes requirements derived from Chapter 31 of NFPA 101, *Life Safety Code*. In accordance with this mandate, all existing high-rise building constructed without an automatic fire sprinkler system are required to be retrofitting with an automatic fire sprinkler system by January 1, 2027. In lieu of an automatic fire sprinkler system, an engineered life safety system report can be developed and submitted to the AHJ for approval. These code requirements for this approach are summarized below:

FFPC Section 31.3.5.9.1: All high-rise buildings, other than those meeting 31.3.5.9.2 or 31.3.5.9.3, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.2 by January 1, 2027.

FFPC Section 31.3.5.9.1.1: A high-rise condominium association, as defined in F.S. 718.103, shall decide by January 1, 2024 as to their selection to fire sprinkler protect the property in accordance with 31.3.5.2 or install an engineered life safety system in accordance with 31.3.5.9.4. The determination of the selection shall be sent to the local fire code AHJ responsible for the enforcement of this Code by February 1, 2024.

Scope of Services

INSPECTION OF DOOR OPENINGS & ANNUAL COMPLIANCE REPORT

1. Existing Building Documentation Review: Coordinate with property management to identify and review supporting documentation. This includes, but is not limited to, architectural drawings, MEP drawings, ITM records, service orders, technical sheets, and other associated documents. The objective is to examine any historical records related to the building to understand the applicable codes at the time of construction and evaluate their impact on the project
2. Performance-Based Door Inspection Program: Based on the findings of the documentation review, a performance-based door inspection program will be designed for the facility. This program will outline the annual testing criteria for door assemblies throughout the building, including, but not limited to, the following:
 - The floor space on both sides of the openings is free of obstructions, and door leaves fully open and close without restriction.
 - The force required to move door leaves to the fully open position complies with the requirements of 7.2.1.4.5.
 - Latching and locking devices meet the standards outlined in 7.2.1.5.
 - Releasing hardware devices are installed as specified in 7.2.1.5.3.1.
 - Door leaves in paired openings are installed in accordance with 7.2.1.5.9.
 - Door closers are properly adjusted to regulate the closing speed of door leaves, ensuring compliance with accessibility requirements.
 - Door leaf projections into the egress path do not exceed the encroachment limits defined in 7.2.1.4.3.
 - Powered door openings function as specified in 7.2.1.9.
 - Required signage, as detailed in 7.2.1.4.1(3), 7.2.1.5.6, 7.2.1.6, and 7.2.1.9, is intact and clearly legible.
 - Door openings with special locking arrangements operate in compliance with 7.2.1.6.
 - Security devices that could obstruct egress are not installed, per the requirements of 7.2.1.5.10.
 - Door hardware marking, where required by 7.2.2.5.5.7, is present and intact.
 - Emergency lighting for sensor-released electrical locking systems and delayed-egress electrical locking systems is provided in accordance with Section 7.9.
3. Onsite Door Inspection: Conduct a comprehensive survey of the door assemblies included in the performance-based door inspection program. This survey will be conducted by a licensed fire protection engineer or life safety specialist from EB to ensure compliance with the requirements of FFPC Section 7.2.1.14.4.
4. Compliance & Remediation Report: Create an door assembly compliance report summarizing the results of all criteria assessed in the performance-based door inspection program. This report will document the findings from functional door testing and serve as a deliverable for submission to the Fire Department or Building

Department upon request. Additionally, it will provide cost-effective recommendations for corrective actions to address any deficiencies identified during the annual inspection. These deficiencies may include issues such as missing or painted-over door labels. In such cases, EB will prepare a detailed list of all deficient door assemblies along with targeted recommendations for their remediation.

5. Client Deliverable Review Meeting: Schedule, prepare for, and attend up to two meetings with the client to review project deliverables and discuss the next steps.

PREPARATION OF FIRE SPRINKLER TECHNICAL SPECIFICATIONS, & RFP

1. Fire Sprinkler Retrofit Specifications & RFP: Prepare and submit a bid package, including a comprehensive fire sprinkler performance specification. The specification will outline the scope and technical requirements for the fire sprinkler system in compliance with locally adopted standards. After incorporating client review comments, the bid documents will be finalized and distributed to selected contractors. Electronic copies of the bid documents will be sent to up to four potential contractors for bidding.
2. Fire Alarm Upgrade Specifications & RFP: Develop and submit a bid package document including a complete fire detection and alarm system performance specification. The specification will contain scoping and technical requirements for the fire alarm system project in accordance with locally adopted standards. Following incorporation of Client-provided review comments, the bid documents will be finalized for distribution to selected contractors. Electronic copies of the bid documents will be sent to up to four potential contractors for bidding purposes.
3. Fire Department Meetings: Attend as many meetings as necessary with the Fire Department to review the proposed project, associated code compliance approach, and discuss any alternative methods of code compliance for the project.
4. Client Meetings: Attend up to (3) meetings as necessary with board to review the proposed project, associated code compliance approach, and discuss any alternative methods of code compliance for the project.
5. General Consulting: Provide up to 12 hours of general consulting services for internal coordination, attending additional meetings, and reviewing and responding to fire protection system-related RFIs, among other tasks.

FIRE SPRINKLER & FIRE ALARM CONTRACTOR SOLICITATION, BID ANALYSIS, & RECOMMENDATION

1. Onsite Prebid Meeting with Contractors: Hold an onsite pre-bid meeting with bidding contractors to discuss key project details, including the scope of work, bid requirements, schedule, building access, and other relevant information.
2. RFI Process: Review and respond to bidder Requests for Information (RFIs) during the proposal preparation process.
3. Bid Review: Evaluate the submitted proposals and provide the Client with a written review and bid recommendation letter within five business days of the bid deadline.
4. Interviews with Client & Contractors: Hold interviews with the client and contractors to review the project scope, bid requirements, schedule, and building access. During these discussions, we will also negotiate for extended warranties and request best and final pricing to help reduce project costs.

PREPARATION OF BDA TECHNICAL SPECIFICATIONS, & RFP

1. BDA Specifications & RFP: Develop and submit a bid package document including a complete emergency responder radio enhancement system (BDA) performance specification. The specification will contain scoping and technical requirements for the BDA system project in accordance with locally adopted standards. Following incorporation of Client-provided review comments, the bid documents will be finalized for distribution to selected contractors. Electronic copies of the bid documents will be sent to up to four potential contractors for bidding purposes.
2. Fire Department Meetings: Attend as many meetings as necessary with the Fire Department to review the proposed project, associated code compliance approach, and discuss any alternative methods of code compliance for the project.
3. General Consulting: Provide up to 12 hours of general consulting services for internal coordination, attending additional meetings, and reviewing and responding to fire protection system-related RFIs, among other tasks.

BDA CONTRACTOR SOLICITATION, BID ANALYSIS & CONTRACTOR WALKTHROUGHS, & CONTRACTOR AWARD RECOMMENDATION

1. Onsite Prebid Meeting with Contractors: Hold an onsite pre-bid meeting with bidding contractors to discuss key project details, including the scope of work, bid requirements, schedule, building access, and other relevant information.
2. RFI Process: Review and respond to bidder Requests for Information (RFIs) during the proposal preparation process.

3. Bid Review: Evaluate the submitted proposals and provide the Client with a written review and bid recommendation letter within five business days of the bid deadline.
4. Interviews with Client & Contractors: Hold interviews with the client and contractors to review the project scope, bid requirements, schedule, and building access. During these discussions, we will also negotiate for extended warranties and request best and final pricing to help reduce project costs.

PREPARATION OF SMOKE CONTROL (I.E STAIR PRESSURIZATION, ELEVATOR VENTING, TOILET EXHAUST RISERS) TECHNICAL SPECIFICATIONS, & RFP

1. Smoke Control Rational Analysis: Prepare a *Smoke Control Rational Analysis* required by Section 909.4 of the *Florida Building Code* (FBC) to outline the smoke control systems required to be implemented within the building. This report will be based on a complete airflow network computer model (CONTAMW) of the building and will outline the smoke control systems to be utilized, a conceptual sequence of operation, minimum airflows and minimum performance criteria of the system.
2. Project Specifications & RFP: Prepare and submit a bid package that includes a smoke control rational analysis and performance specification. The specification will define the scope and technical requirements for the smoke control systems, in accordance with locally adopted standards. After incorporating Client feedback, the bid documents will be finalized and distributed to selected contractors. Electronic copies will be sent to up to four potential contractors for bidding.
3. Fire Department Meetings: Attend as many meetings as necessary with the Fire Department to review the proposed project, associated code compliance approach, and discuss any alternative methods of code compliance for the project.
4. General Consulting: Provide up to 12 hours of general consulting services for internal coordination, attending additional meetings, and reviewing and responding to fire protection system-related RFIs, among other tasks.

MECHANICAL & ELECTRICAL CONTRACTOR SOLICITATION, BID ANALYSIS & CONTRACTOR WALKTHROUGHS, & CONTRACTOR AWARD RECOMMENDATION

1. Onsite Prebid Meeting with Contractors: Hold an onsite pre-bid meeting with bidding contractors to discuss key project details, including the scope of work, bid requirements, schedule, building access, and other relevant information.
2. RFI Process: Review and respond to bidder Requests for Information (RFIs) during the proposal preparation process.

3. Bid Review: Evaluate the submitted proposals and provide the Client with a written review and bid recommendation letter within five business days of the bid deadline.
4. Interviews with Client & Contractors: Hold interviews with the client and contractors to review the project scope, bid requirements, schedule, and building access. During these discussions, we will also negotiate for extended warranties and request best and final pricing to help reduce project costs.

Terms and Conditions

The terms set forth in this Proposal are subject to the Consultant's Terms and Conditions. The Terms and Conditions are periodically updated, and this Proposal is governed by those in effect as of the date of execution. Unless otherwise agreed, a copy of the current Terms and Conditions has been provided to the Owner or is available on the Consultant's website [here](https://www.existing-building.com/terms-conditions) (<https://www.existing-building.com/terms-conditions>).

The Owner's signature of this Proposal, or payment of any sum due under it, shall constitute the Owner's acceptance of this Proposal, its attachments, and the applicable Terms and Conditions. Upon such acceptance, this Proposal forms the full and binding Agreement between the Parties, subject to the Consultant's Terms and Conditions.

By accepting this Proposal, the Owner acknowledges and agrees that:

- In signing or otherwise accepting this Proposal, the Owner affirms it has read and understood the Consultant's General Terms and Conditions.
- The Owner is solely responsible for reviewing and understanding the Consultant's General Terms and Conditions, which are binding on the Parties.
- The Consultant would not have entered into this Agreement without the Owner's reading, understanding, and acceptance of the General Terms and Conditions.

By signing below, the Parties expressly accept the terms of this Proposal and agree to be legally bound by its provisions, including the Scope of Work, Project Fee, and the Consultant's Terms and Conditions.

Fee Schedule & Invoicing

The total project fee associated with the Scope of Services is listed below:

ELSS DESIGN, BID, AND CONSTRUCTION SCOPES OF SERVICE			
SCOPE OF SERVICES	FEE SCHEDULE		(X)
	Project Fee	Breakdown of Fee By Phase	
Fire Door Inspection & Report	\$18,000.00	(375) Door Opening to Inspect x (2) Buildings = (750)	
Technical Specifications & RFP	\$18,000.00	Fire Protection (Fire Sprinkler & Fire Alarm)	
	\$15,000.00	BDA (Emergency Responder Radio)	
	\$24,000.00	Smoke Control Rational Analysis, Technical Specifications, & RFP	
Bid Consulting - Fire Alarm - Fire Sprinkler - Smoke Control	\$3,000.00	Fire Alarm & Protection	
	\$3,000.00	BDA	
	\$3,000.00	Smoke Control	
Invoices will follow a percentage basis of the base fee in accordance with the deliverable's percentages.			
• Retainer / Notice-to-Proceed		20%	
• Completion of Deliverables		80%	

Acceptance

If the Terms and Conditions of this proposal are acceptable, please provide authorization to proceed by returning an executed proposal, through written authorization, or by granting approval verbally.

Scope of Services Accepted by:

Debra King
Signature

Debra King
Name (Printed)

10/29/25
Date

Email Address for Accounts Payable

We appreciate the opportunity to serve as the fire protection and life safety consultant for this project. If you have any questions regarding our proposal, please feel free to contact our team.

Sincerely,

Jeffrey Marcic

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Existing Building, LLC

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Matthew Foley

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