



BID REVIEW

INSTALLING A HIGH-RISE, RESIDENTIAL ELSS SYSTEM



Project Name:

Imperial Towers Condominium

Project Location:

1817 & 1825 S Ocean Dr,
Hallandale Beach, FL 33009

Date:

May 22nd, 2026

1. INTRODUCTION

ELSS Bid Process

Existing Building, LLC (EB) prepared a Request for Proposal for the Imperial Towers Condominium, located in Hallandale Beach, Florida. Bids were received from Stellar Communications, Digitechx, SDS, Johnson Controls (JCI), Elite Builders, Xtreme Fire, Good Air, & Smart Air.

2. OVERVIEW OF BIDS: FIRE PROTECTION (SPRINKLERS)

Johnson Controls (JCI): Submitted their bid through the Miramar office. They proposed a price of **\$813,846**. Permit fees have not been included in this bid and have been estimated at **\$30,000**. They have provided an additional price of **\$24,805** to patch and repair the penthouse level on each building after the installation of sprinklers, however while the floors below are tile grid ceilings patch work will still need to be done on the drywall ceilings near the elevator lobbies. JCI has provided a cost of \$107 per patch. The estimated quantity of patches per floor is (15) x (10) Floors x (2) Buildings = 300 patches x \$107 = **\$34,100.00**. This brings the anticipated total cost for Johnson Controls fire sprinkler scope to **\$902,751.00**

Xtreme Fire Protection, Inc.: Submitted their bid with a price of **\$796,000.00**. Permit fees have not been included in this bid and have been estimated at **\$30,000**. Xtreme fire did not provide any pricing for patching and repair of ceilings.

Elite Builders: Submitted through the Miami office with a base proposal of **\$792,720.00**. Permit fees have not been included in this bid and have been estimated at **\$30,000**. They have provided an additional price of **\$20,420.00** to patch and repair the penthouse level on each building after the installation of sprinklers, and a price of **\$28,880.00** for the repair work on typical floors within the elevator lobbies. This brings the anticipated total cost for Elite Builders fire sprinkler scope to **872,020.00**

3. OVERVIEW OF BIDS: SMOKE CONTROL

Smart Air: Submitted with a base proposal of **\$300,00.00**. The bid includes furnishing and installing the required smoke control fans with the associated accessories equipment (i.e. Weather Hoods, Spring Vibration Isolators, etc.).

Elite Builders: Submitted with a base proposal of **\$339,223.00**. The bid includes furnishing and installing the required smoke control fans with the associated accessories equipment (i.e. Weather Hoods, Spring Vibration Isolators, etc.).

Good Air: Submitted with a base proposal of **\$289,786.00**. The bid includes furnishing and installing the required smoke control fans with the associated accessories equipment (i.e. Weather Hoods, Spring Vibration Isolators, etc.).

4. OVERVIEW OF BIDS: BDA

Digitechx Wireless (Comba Distributor): provided this bid with a base bid of **\$154,248.19**. The proposal includes donor antennas, BDA repeaters, indoor DAS antennas, and all necessary coaxial cables, connectors, conduit, junction boxes and core drilling. The bid is provided with a 2-year warranty/Guarantee.

Stellar Communications: provided this bid with a base bid of **\$ 285,000.00**. The proposal includes donor antennas, BDA repeaters, indoor DAS antennas, and all necessary coaxial cables, connectors, conduit, junction boxes and core drilling. The bid is provided with a 3-year warranty.

SDS: Submitted their bid with a price of **\$158,000.00**. The proposal includes donor antennas, BDA repeaters, indoor DAS antennas, and all necessary coaxial cables, connectors, conduit, underground directional bore, junction boxes and core drilling.

1. PRICING SUMMARY

The following table summarizes the pricing for the Imperial Towers Condominium Building project, including bid alternatives.

Fire Sprinkler Pricing			
Items	Xtreme	JCI	Elite Builders
Fire Sprinklers	\$796,000.00	\$813,846.00	\$792,720.00
2-Year Warranty	Included	Included	Included
PH Ceiling Repair	\$30,000 (Budget)	\$24,805.00	\$20,420.00
Typical Floor Ceiling Repair	\$40,000 (Budget)	\$34,100.00 (Budget)	\$28,880.00
Tax	Included	Included	Included
Permit Fees	EST \$30,000	EST \$30,000	EST \$30,000
Fire Sprinkler Subtotal	\$896,000.00	\$902,751.00	\$872,020.00
Fire Alarm Tie-in	\$30,000	\$30,000	\$30,000
Contingency	\$60,000.00	\$60,000.00	\$60,000.00
Project Budget	\$986,000.00	\$992,751.00	\$962,020.00

Smoke Control Pricing			
Items	Good Air	Smart Air	Elite Builders
Base Smoke Control	\$289,786.00	\$300,00.00	\$339,223.00
Permit Fees	Est. \$20,000.00	Est. \$20,000.00	Est. \$20,000.00
Warranty	3-Year	3-Year	2 -Year
5 Year Maintenance	Included	Included	Not Included
Subtotal	\$301,786.00	\$312,000.00	\$351,223.00
Fire Alarm Tie-in	\$25,000.00	\$25,000.00	\$25,000.00
Contingency	\$60,000.00	\$60,000.00	\$60,000.00
Project Budget	\$386,786.00	\$397,000.00	\$436,223.00

Table 3: BDA Cost Breakdown (Turnkey System With Minimal Aesthetic Impact)			
Device Type	Stellar Communications	Digitechx	SDS
Previous Price	\$ 285,000.00	\$154,248.19	\$158,000.00
Tax	Included	Included	Included
2-Hr Fire Rated Cable	Included if necessary	Included	Included
Head-End Manufacturer	Fiplex (United States)	Comba (China)	Fiplex (United States)
Conditioned BDA Room	Confirmed, Included	\$5,000.00	\$5,000.00
Building Interconnect	Included	\$30,000.00	Included
Elevator Time	Included	Included	\$5,000.00
Fire Alarm	\$5,000.00	\$5,000.00	\$5,000.00
Permit Fees	Included	EST \$15,000.00	EST \$15,000.00
Subtotal	\$290,000.00	\$209,248.19	\$188,000.00
2-Year Guarantee	(3) Year Head-end (1) Year Antennas	Yes	Yes
Project Duration	(4) Months	Not Specified	(4) Months
Recommended Carry	\$10,000	\$30,000	\$30,000
Project Budget	\$300,000.00	\$239,248.19	\$218,000.00
	Most Inclusive	Most Detailed Proposal	Lowest Cost Best Value

Total Project Pricing Summary

The following table summarizes the pricing for the overall project

Table 5: Matrix		
	Lowest Bids	Most Inclusive Bids
Fire Sprinkler	\$792,720.00 (Elite Builders)	\$792,720.00 (Elite Builders)
Drywall Repair	\$49,300.00 (Elite Builders)	\$49,300.00 (Elite Builders)
BDA	\$158,000.00 (SDS)	\$ 285,000.00 (Stellar)
Smoke Control	\$289,786.00 (Good Air)	\$300,00.00 (Smart Air)
Sub-Total	\$1,289,806.00	\$1,427,020.00
Fire Alarm	\$60,000	\$60,000
Permit Fees	\$65,000	\$50,000.00
Contingency	\$140,000 (10%)	\$75,000 (6%)
Expected Project Cost	\$1,570,786.00	\$1,627,000.00
Note* Does not include fire pump replacmenet pricing which is estimated at \$400,000.00		

2. STRATEGY

All bidders submitted responsive and timely proposals. Each bidder demonstrates the necessary experience to successfully complete the project; the following bidders are recommended to be brought in for completing interviews to request best and final pricing and to negotiate extended warranty terms.

Recommended Contractors To Interview		
Fire Sprinkler	BDA	Smoke Control
Elite Builders	SDS	Good Air
JCI	Digitechx	Smart Air

3. POST CONTRACTOR INTERVIEW PRICING

All bidders submitted responsive and timely proposals. Each bidder demonstrates the necessary experience to successfully complete the project; either group of the following bidders are recommended for the project based on interviews with contractors and review of their proposals.

Table 5: Revised Bid Matrix		
	Lowest Bids	Runner Up
Fire Sprinkler	\$792,720.00 (Elite Builders)	\$796,928.00 (JCI)
Fire Pump	\$358,000.00 (Elite Builders)	\$367,893.00 (JCI)
Drywall Repair	\$49,300.00 (Elite Builders)	\$87,386.00 (JCI)
BDA	\$148,000.00 (SDS)	\$148,000.00 (SDS)
Smoke Control	\$288,339.00 (Elite)	\$279,786.00 (Good Air)
Sub-Total	\$1,636,359.00	\$1,679,993.00
Fire Alarm	\$60,000	\$60,000
Permit Fees	\$65,000	\$50,000.00
Contingency	\$100,000 (6%)	\$100,000 (6%)
Expected Project Cost	\$1,861,359.00	\$1,889,993.00

Sincerely,

Existing Building, LLC

2448 Sunset Vista Drive
Spring Hill, FL 34607

Jeffrey Marcic

Jeffrey Marcic
Principal

Matthew Foley

Matthew Foley, PE
Principal Engineer



Johnson Controls Fire Protection LP
10550 Commerce Pkwy.
Miramar, FL 33025
Tel: 561-339-5582
License number: FPC23-000010 Brian Grabenhorst
www.tycosimplexgrinnell.com

PROPOSAL AND QUOTE AGREEMENT

Johnson Controls Contract # 26 – 263 – JA – 015 ELSS Imperial Towers – 1817 & 1825 – Sprinkler Proposal – R1		Salesperson: Jose A. Aguilar License No.	Date: 05/13/26
Customer: Imperial Towers 1817 & 18725 S. Ocean Dr. Hallandale Beach, FL 33309 Attn: Board of Directors Email: Jeff@existingbuilding.com		Job Location: Imperial Towers 1817 & 18725 S. Ocean Dr. Hallandale Beach, FL 33309 Customer P.O. #	

Johnson Controls Fire Protection LP ("Company"), for and in consideration of the prices herein named, proposes to furnish the work, and/or materials hereinafter described, subject to the terms and conditions of this Agreement.

Fire Sprinkler

Johnson Controls Inc. (JCI) proposes to include the following items within this proposal:

1. Johnson Controls Fire Protection will provide a Fire Sprinkler System Installation in accordance with the plans and specifications for sprinkler work prepared by Existing Building Consulting Eng.
2. JCI will provide Engineer of Record approved shop drawings for City Review and approval.
3. JCI will provide material & labor to add new sprinkler heads at existing corridors (common areas) and units. New sprinkler head in each residential unit, with the following locations: (1) at each front entrance doorway (foyer), total of two.
4. Work will be performed on Levels: Grd. Lvl. through PH. This is including the Parking Garage.
5. JCI will provide GPR / X-Ray and Core Drilling at each level for the installation of the Sprinkler System, this is including New Riser, New Drain and Connection to the Floor from the Riser.
6. Pipe Type – CPVC Pipe in Residential areas where CPVC is allowed per code or pipe is covered by ceilings and Galv. Sch 10/40 in areas where piping is exposed or CPVC is not allowed per code.
7. Covering floors in the area of work for protection from construction dust/debris.
8. Sprinkler Types:
 - o Corridors & Common Areas: Standard White Concealed Pendent Heads.
 - o Lobby: Standard White Concealed Pendent Heads.
 - o Residential Units: Semi-Recessed Sidewalls or Concealed Pendants if existing Ceiling in Unit has a ceiling with the proper clearance. (8" min.)
9. The new sprinkler mains and branch lines will be installed at each level, above the existing ceiling frame. We will require the installation of the New Ceiling Frame to be able to install the new Fire Sprinkler Heads in the Corridors.
10. Additional Price per Hd. on White Conc Sidewalls: Please add **\$41.00 per Hd. This option is only applicable if we have the proper space/clearance behind the existing wall by the Main Door and the ceiling elevation in the corridor.**
11. **Ceiling / Wall - Patching (Optional)** - shall be performed on an as needed basis per unit at a cost of **\$107.00** per patch. **Not included on base price.**
12. Please see below an **"Add Alternate No. 1"** For Test and Inspection (Years 4 & 5).

13. Please see below an “**Add Alternate No. 2**” for patching work to be done at the PH Lvl. on each building.
14. Please see below an “**Add Alternate No. 3**” to replace the existing Fire Pump on each building.

*** ADD ALTERNATE No.1: Test and Inspection for Years (4 & 5)**

- Fire Sprinkler System Test & Inspection (Years 4 & 5)

1817 Tower - \$2,650.00 per year

1825 Tower - \$2,650.00 per year

*** ADD ALTERNATE No.2: Drywall Patching Services – Please add a Total of \$87,386.00**

- Patching holes in ceilings and walls required for the Fire Sprinkler Installation at the PH Lvl. This will include Tape and Mud Joint.
- Please, use the amount of **\$114.00** as credit per hole if this is not required for the Fire Sprinkler Installation. We will coordinate w./ the Customer to verify this option on each unit to determine the exact number of holes per unit not needed.
- Drywall finish for patching is to Level 4 (Ready for Paint). **Primer included.** This is applicable to visible areas only. Not applicable to the patching work above ceiling tiles.
- Engineering, architectural plans, excluded.
- Daily clean up our debris, dumpster included.
- Labor and Materials, included.
- Costs for removing, relocating, repairing, or modifying existing HVAC, electrical, and plumbing equipment - Or bringing any systems into compliance with current building codes. Not included.
- Costs for testing and remediation of hazardous materials (asbestos, lead, etc.). Not included.
- Permit or inspection fees required by the city. Not Included.
- Patching holes not related to this scope of work. Not included.
- This proposal is based on drywall surface. If the holes needed are in Stucco surface, this will be covered under a separate proposal.

*** ADD ALTERNATE No.3: Diesel Fire Pumps Replacement – Please add a Total of \$367,893.00**

FIRE PUMP – Diesel Pump System

*****Pump Information*****

Model Number: Pentair- Aurora Horizontal Split Case Model 5-481-15
Flow: 1000 USgpm (227 m3/h)
Pressure rated: 145 psi
Speed: 2350 rpm
Suction pressure: 55 psi
Impeller diameter: 14
Shutoff head: 150 psi

*****Fire Pump Motor*****

Model Number: Clarke JU4H-UFADN0
Diesel Engine Driver, 200HP, 12V, 115V Water Jacket

*****Fire Pump Controller*****

Model Number: Tornatech GPD-12-120
12V, 120V Charging Voltage

*** Jockey Pump***

Model Number: Aurora PVM1-17
10GPM @ 155 psi, 2HP, 3PH, 200-208V Motor

*** Jockey Pump Controller***

Model Number: Tornatech JPLT-208/2/3/60
2HP, 208V, 3PH, 60HZ, Across-the-Line

Accessories

- Suction Reducer: 8" x 6" reducer, 125lb
- Discharge Increaser: 5" x 6" increaser, 250lb
- Double Wall Fuel Tank: 187 US Gallon Double Walled Fuel Tank/165 Usable US Gallons + Fuel Leak Switch, 2" Flash Arrestor, 3" Emergency Vent and Assorted Fittings.
- Main Relief Valve: 4" Main Relief Valve, Pilot operated, 250lb
- Waste Cone: 4" x 6" Waste Cone
- Low Fuel Switch: Low Fuel Switch, 1 1/4"
- Engine Muffler: Residential Grade Muffler
- Test Header: Flanged 6" Test Header, 250 Lb.
- (4) Header Valves: 2.5" Hose Valve.

NOTE: THIS FP PROPOSAL IS INCLUDING PIPE INSULATION AND EXHAUST INSTALLATION, THIS IS COMING OUT OF THE EXISTING FP ROOM TO THE CLOSEST EDGE OF THE BLDG TO THE OPEN TO SKY AREA. ELECTRICAL WORK (IF NEEDED) TO BE DONE BY OTHERS. ANY FIRE PUMP ROOM UPGRADES/CHANGES ARE EXCLUDED IN THIS PROPOSAL.

Clarifications

1. This proposal is based on receiving a **15%** down payment at receipt of a fully executed contract.
2. Based on JCI's current backlog, we have the capacity and resources to start engineering within 15 business days of a fully executed contract and to mobilization on site when permit is approved by the City of Hallandale Beach Fire Dept.
3. Credit per Fire Sprinkler not installed: **\$ 120.00** per head.
4. We estimated a total project duration of **Six (6)** months; this is starting from permit issuance. This duration could be affected by the City of Hallandale Beach and their permitting process.
5. Customer is responsible to provide access to the Units to prevent any delays with the installation at each level.
6. All work will be performed during normal work hours from 7:30am to 4:00pm.
7. JCI to provide fire caulking as it relates to our scope of work.
8. JCI assumes the building has adequate city water supply pressure.
9. Customer to provide a material staging and storage area.
10. Repairs or corrections of any type of or to existing Fire Main Lines are not included in this proposal. Repairs will be performed as needed @ JCI standard installation labor rates. L&M Rates will be provided after contract execution.
11. JCI's proposed price is based on the terms and conditions detailed below.
12. JCI to provide X-Ray services of the Concrete Slab prior to Core Drilling for the Installation of the Standpipe / Drain. JCI will not be responsible for obtaining approval of core drill location by Structural Eng.
13. Customer is responsible to relocate/re-install the existing lights, F/A devices, A/C Grills and Emergency Lights located in the existing corridors.
14. JCI will remove and re-install the existing Ceiling Tiles needed for the Fire Sprinkler Installation. Customer to be responsible for providing extra ceiling tiles if needed.
15. Customer is responsible for providing enough clearance in the existing Pump Room to be able to install a new Pump.

16. We will provide a Pre-Design Survey to verify the Fire Sprinkler Model needed per Unit, this is to prevent any delays at the time of permit submittal/approval.
17. Permit Fees not included in this proposal. Customer to be responsible for City Permit Fees.
18. *Client must submit evidence of available funds prior to executing a contract for this project. Johnson Controls will complete a detailed credit review prior to execution of any contracts as a result of this proposal. In order to streamline the process, the client is required to submit evidence of creditworthiness through one of the following options:*
 - *Guarantee of financial backing through a corporation or personal guarantee that meets the credit requirements.*
 - *A payment bond from the client*
 - *Bank Guarantee*

Exclusions

1. Performance & Payment Bonds are excluded from this proposal. If required, JCI's P&P Bond rate is 1.5% of the contract value, not included in this proposal. This amount is to be included at the contract approval/acceptance if required.
2. Any work to correct existing building code violations are excluded.
3. This proposal does not include cost to upsize any existing fire mains as may be necessary to provide the proper water supply to the Sprinkler System.
4. This proposal does not include fire watch.
5. Repair of damage not in contract scope of work due to pressure test is not included. There is a risk that damage may occur to the existing fire protection piping, which JCI has not installed or tampered with, during pressure testing. Repairs of this nature are not included in this offer. However, JCI can facilitate these repairs at an additional charge should the Owner wish. These repairs would be achieved should the Owner accept a change order for both time and cost of repairs.
6. Unforeseen or hidden conditions cannot and have not been considered in this proposal. Any additional work outside of the scope of work included will be performed at our installation rates.
7. Cost for testing and remediation of hazardous materials (Asbestos, lead, etc) – Not included in this proposal.
8. Covering floors completely other than the area of work.
9. Stucco Cutting, New Ceiling Construction, Patching existing ceiling or walls.
10. Existing Underground Piping, Backflow Preventor changes/modifications, existing Fire Pump and all appurtenances and piping is specifically excluded.

Pricing

FIRE SPRINKLER FIXED PRICE - \$796,928.00

Includes

- **Fire Sprinkler System Test & Inspection (Years 1- 3)**
- **Backflow Annual Inspection (Years 1-3)**
- **Fire Pump Annual Test & Inspection (Years 1-3)**

Customer

By: _____
Name: _____
Title: _____

JOHNSON CONTROLS FIRE PROTECTION LP

By: _____
Name: _____
Title: Sprinkler Service Sales Account Manager
License No: (if applicable): _____

TERMS AND CONDITIONS (Rev. 12.12.24)

1. **Deposit, Invoicing and Payments.** Customer agrees to pay Company pursuant to the progress-based billing schedule of values set forth in Company's proposal. If the schedule of values includes an upfront deposit, it will be paid within 30 days of contract signing and Company will not commence work until the upfront deposit is received. Customer agrees to pay for materials, goods, and equipment (ordered, delivered, or stored) pursuant to the schedule of values, prior to installation commencement. The remaining portion of the total price will be progress billed through completion of the work. Company progress-based billing can also include any services performed on-site or off-site. Invoicing disputes must be identified in writing within 21 days of the invoice date. Payments of any disputed amounts are due and payable upon resolution. All invoices will be delivered via email, paid via ACH/EFT bank transfer and are due net 30 days from the date of invoice. ACH/EFT bank transfer details will be provided upon contract execution. The proposed total price is contingent on Customer agreeing to these payment and invoicing terms. In exchange for close-out documents to be provided by Company, Customer agrees to pay Company the remaining project balance when on-site labor is completed and prior to any final inspections. Customer shall provide financial information requested by Company to verify Customer's ability to pay for goods or services. If Customer fails to provide financial information or if Company, in its sole discretion determines that reasonable grounds exist to question Customer's ability or willingness to make payments when due (e.g., not making payments when due, late payments, or a reduction in Customer's credit score), Company may defer shipments, change payment terms, require cash in advance and/or require other security, without liability and without waiving any other remedies Company may have against Customer. Company shall provide Customer with advance written notice of changes to payment terms. Customer acknowledges and agrees that timely payments of the full amounts listed on invoices is an essential term of this Agreement and that Customer's failure to make payment when due is a material breach of this Agreement. Customer further acknowledges that if there is any amount outstanding on an invoice, it is material to Company and will give Company, without prejudice to any other right or remedy, the right to, without notice: (i) suspend, discontinue or terminate performing any services and/or withhold further deliveries of equipment and other materials, terminate or suspend any unpaid software licenses, and/or suspend Company's obligations under or terminate this Agreement; (ii) charge Customer interest on the amounts unpaid at a rate equal to the lesser of one and one half (1.5) percent per month or the maximum rate permitted under applicable law, until payment is made in full; and (iii) pay all of JCI's costs of collection, including (1) actual out of pocket expenses and (2) charge Customer a collection fee of twenty-five percent (25%) of the past due amount if collected through a collection agency or attorney and thirty-five percent (35%) if litigation is commenced to collect such past due amount. Company's election to continue providing future services does not, in any way diminish Company's right to terminate or suspend services or exercise any or all rights or remedies under this Agreement. Company shall not be liable for any damages, claims, expenses, or liabilities arising from or relating to

suspension of services for non-payment. In the event that there are exigent circumstances requiring services or the Company otherwise performs services at the premises following suspension, those services shall be governed by the terms of this Agreement unless a separate contract is executed. If Customer disputes any late payment notice or Company's efforts to collect payment, Customer shall immediately notify Company in writing and explain the basis of the dispute. Customer agrees to pay all of Company's reasonable collection costs, including legal fees and expenses.

2. **Pricing.** The pricing set forth in this Agreement is based on the number of devices to be installed and services to be performed as set forth in the Scope of Work ("Equipment" and "Services"). If the actual number of devices installed or services to be performed is greater than that set forth in the Scope of Work, the price will be increased accordingly. If this Agreement extends beyond one year, Company may increase prices upon notice to the Customer.

Prices in any quotation or proposal from Company are subject to change upon notice sent to Customer at any time before the quotation or proposal has been accepted. Prices do not include taxes, fees, duties, tariffs, false alarm assessments, permits and levies or other charges imposed and/or enacted by a government, however designated or imposed (collectively, "Taxes"). All Taxes are the responsibility of Customer, unless Customer presents an exemption certificate acceptable to Company and the applicable taxing authorities. If Company is required to pay any such Taxes or other charges, Customer shall reimburse Company on demand. If any such exemption certificate is invalid, then Customer will immediately pay Company the amount of the Taxes, plus penalties and interest. Prices in any quotation or proposal from Company are subject to change upon notice sent to Customer at any time before the quotation or proposal has been accepted. Prices may be adjusted by Company prior to shipment to take into account increases in the cost of raw materials, component parts, third party products or labor rates or taxes; Trade Restrictions (as defined below); government actions; or to cover any unforeseen or other extra cost elements. "Trade Restrictions" means any additional or new tariff/duty, quota, tariff-rate quota, or cost associated with the withdrawal of tariff/duty concessions pursuant to a trade agreement(s).

This Agreement is entered into with the understanding that the services to be provided by Company are not subject to any local, state, or federal prevailing wage statute. If it is later determined that local, state, or federal prevailing wage rates apply to the services to be provided by Company, Company reserves the right to issue a modification or change order to adjust the wage rates to the required prevailing wage rate. Customer agrees to pay for the applicable prevailing wage rates.

3. **Alarm Monitoring Services.** Any reference to alarm monitoring services in this Agreement is included for pricing purposes only. Alarm monitoring services are performed

pursuant to the terms and conditions of Company's standard alarm monitoring services agreement.

4. **Code Compliance.** Company does not undertake an obligation to inspect for compliance with laws or regulations unless specifically stated in the Scope of Work. Customer acknowledges that the Authority Having Jurisdiction (e.g., Fire Marshal) may establish additional requirements for compliance with federal, state/provincial, and local codes. Any additional services or equipment required will be provided at an additional cost to Customer.

5. **Limitation of Liability; Limitations of Remedy.** It is understood and agreed by the Customer that Company is not an insurer and that insurance coverage shall be obtained by the Customer and that amounts payable to company hereunder are based upon the value of the services and the scope of liability set forth in this Agreement and are unrelated to the value of the Customer's property and the property of others located on the premises. Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and waives all right of recovery against Company arising by way of subrogation. Company makes no guaranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences therefrom that the equipment or service was designed to detect or avert. It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this Agreement. Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an amount equal to the Agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to Company to be calculated with reference to payments made at the time the loss is sustained. Where this Agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Such sum shall be complete and exclusive. In no event shall Company be liable for any damage, loss, injury, or any other claim arising from any servicing, alterations, modifications, changes, or movements of the Covered System(s) or any of its component parts by Customer or any third party. To the maximum extent permitted by law, in no event shall Company and its affiliates and their respective personnel, suppliers and vendors be liable to Customer or any third party under any cause of action or theory of liability, even if advised of the possibility of such damages, for any (a) special, incidental, consequential, punitive or indirect damages of any kind; (b) loss of profits, revenues, data, customer opportunities, business,

anticipated savings or goodwill; (c) business interruption; or (d) data loss or other losses arising from viruses, ransomware, cyber-attacks or failures or interruptions to network systems. The limitations of liability set forth in this Agreement shall inure to the benefit of all parents, subsidiaries and affiliates of Company, whether direct or indirect, Company's employees, agents, officers and directors.

6. Reciprocal Waiver of Claims (SAFETY Act). Certain of Company's systems and services have received Certification and/or Designation as Qualified Anti-Terrorism Technologies ("QATT") under the Support Anti-terrorism by Fostering Effective Technologies Act of 2002, 6 U.S.C. §§ 441-444 (the "SAFETY Act"). As required under 6 C.F.R. 25.5 (e), to the maximum extent permitted by law, Company and Customer hereby agree to waive their right to make any claims against the other for any losses, including business interruption losses, sustained by either party or their respective employees, resulting from an activity resulting from an "Act of Terrorism" as defined in 6 C.F.R. 25.2, when QATT have been deployed in defense against, response to, or recovery from such Act of Terrorism.

7. General Provisions. Customer has selected the service level desired after considering and balancing various levels of protection afforded, and their related costs. All work to be performed by Company will be performed during normal working hours of normal working days (8:00 a.m. – 5:00 p.m., Monday through Friday, excluding Company holidays), as defined by Company, unless additional times are specifically described in this Agreement. Company will perform the services described in the Scope of Work section ("Services") for one or more system(s) or equipment as described in the Scope of Work section or the listed attachments ("Covered System(s)"). The Customer shall promptly notify Company of any malfunction in the Covered System(s) which comes to Customer's attention. This Agreement assumes the Covered System(s) are in operational and maintainable condition as of the Agreement date. If, upon initial inspection, Company determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined Company shall be relieved from any and all liability arising therefrom. UNLESS OTHERWISE SPECIFIED IN THIS AGREEMENT, ANY INSPECTION (AND, IF SPECIFIED, TESTING) PROVIDED UNDER THIS AGREEMENT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY COMPANY TO CUSTOMER. COMPANY SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE COMPANY IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES, WHERE THE FAILURE ALSO RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR. THIS AGREEMENT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS OR EXTERIOR TO THE BUILDING, ELECTRICAL WIRING, AND PIPING.

8. Customer Responsibilities. Customer shall furnish all necessary facilities for performance of its work by Company, adequate space for storage and handling of materials, light, water, heat, heat tracing, electrical service, local telephone, watchman, and crane and elevator service and necessary permits. Where wet pipe system is installed, Customer shall supply and maintain sufficient heat to prevent freezing of the system. Customer shall promptly notify Company of any malfunction in the Covered System(s) which comes to Customer's attention. This Agreement assumes any existing system(s) are in operational and maintainable condition as of the Agreement date. If, upon initial inspection, Company determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair

work be declined Company shall be relieved from any and all liability arising therefrom. Customer shall further:

- supply required schematics and drawings unless they are to be supplied by Company in accordance with this Agreement;
- Provide a safe work environment, in the event of an emergency or Covered System(s) failure, take reasonable safety precautions to protect against personal injury, death, and property damage, continue such measures until the Covered System(s) are operational, and notify Company as soon as possible under the circumstances.
- Provide Company access to any system(s) to be serviced,
- Comply with all laws, codes, and regulations pertaining to the equipment and/or services provided under this Agreement.

Customer is solely responsible for the establishment, operation, maintenance, access, security and other aspects of its computer network ("Network") and shall supply Company secure Network access for providing its services. Products networked, connected to the internet, or otherwise connected to computers or other devices must be appropriately protected by Customer and/or end user against unauthorized access. Customer is responsible to take appropriate measures, including performing back-ups, to protect information, including without limit data, software, or files (collectively "Data") prior to receiving the service or products.

9. Excavation. In the event the Work includes excavation, Customer shall pay, as an extra to the contract price, the cost of any additional work performed by Company dues to water, quicksand, rock or other unforeseen condition or obstruction encountered or shoring required.

10. Structure and Site Conditions. While employees of Company will exercise reasonable care in this respect, Company shall be under not responsibility for loss or damage due to the character, condition or use of foundations, walls, or other structures not erected by Company or resulting from the excavation in proximity thereto, or for damage resulting from concealed piping, wiring, fixtures, or other equipment or condition of water pressure. All shoring or protection of foundation, walls or other structures subject to being disturbed by any excavation required hereunder shall be the responsibility of Customer. Customer shall have all things in readiness for installation including, without limitation, structure to support the sprinkler system and related equipment (including tanks), other materials, floor or suitable working base, connections and facilities for erection at the time the materials are delivered. In the event Customer fails to have all things in readiness at the time scheduled for receipt of materials, Customer shall reimburse Company for all expenses caused by such failure. Failure to make areas available to Company during performance in accordance with schedules that are the basis for Company's proposal shall be considered a failure to have things in readiness in accordance with the terms of this Agreement.

11. Confined Space. If access to confined space by Company is required for the performance of Services, Services shall be scheduled and performed in accordance with Company's then-current hourly rate.

12. Hazardous Materials. Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this Agreement, to the best of Customer's knowledge there is no:

- Space in which work must be performed that, because of its construction, location, contents or work activity therein, accumulation of a hazardous gas, vapor, dust or fume or the creation of an oxygen-deficient atmosphere may occur,
- "permit confined space," as defined by OSHA for work performed by Company in the United States,
- risk of infectious disease,
- need for air monitoring, respiratory protection, or other medical risk,
- asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings,

insulation or other structural components of the area of any building where work is required to be performed under this Agreement.

All of the above are hereinafter referred to as "Hazardous Conditions". Company shall have the right to rely on the representations listed above. If hazardous conditions are encountered by Company during the course of Company's work, the discovery of such materials shall constitute an event beyond Company's control and Company shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Company. This Agreement does not provide for the cost of testing involving a discharge or release, capture, containment, transport, removal, or disposal (collectively, the "Discharge Services") of any hazardous waste materials, hazardous materials, or firefighting materials including without limitation firefighting foam encountered in and/or discharged from any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Customer shall be responsible for any Discharge Services associated with such materials, including all discharged firefighting foam in accordance with all applicable law. Company shall not be responsible for the testing, removal or disposal of such hazardous materials. Customer shall indemnify and hold Company harmless from and against any and all claims, demands and/or damages arising in whole or in part from the use of or any Discharge Services associated with any hazardous waste, hazardous materials, or firefighting materials including without limitation firefighting foam encountered or discharged from any of the Covered System(s) and/or during performance of the Services.

13. Occupational Health and Safety/OSHA Compliance. Customer shall indemnify and hold Company harmless from and against any and all claims, demands and/or damages arising in whole or in part from the enforcement of applicable laws regarding occupational health and safety for work performed in Canada or the Occupational Safety Health Act for work performed by Company in the United States. (and any amendments or changes thereto) unless said claims, demands or damages are a direct result of causes within the exclusive control of Company.

14. Interferences. Customer shall be responsible to coordinate the work of other trades (including but not limited to ducting, piping, and electrical) and for and additional costs incurred by Company arising out of interferences to Company's work caused by other trades.

15. Modifications and Substitutions. Company reserves the right to modify materials, including substituting materials of later design, providing that such modifications or substitutions will not materially affect the performance of the Covered System(s).

16. Changes, Alterations, Additions. Changes, alterations and additions to the Scope of Work, plans, specifications or construction schedule shall be invalid unless approved in writing by Company. Should changes be approved by Company, that increase or decrease the cost of the work to Company, the parties shall agree, in writing, to the change in price prior to performance of any work. However, if no agreement is reached prior to the time for performance of said work, and Company elects to perform said work so as to avoid delays, then Company's estimate as to the value of said work shall be deemed accepted by Customer. In addition, Customer shall pay for all extra work requested by Customer or made necessary because of incompleteness or inaccuracy of plans or other information submitted by Customer with respect to the location, type of occupancy, or other details of the work to be performed. In the event the layout of Customer's facilities has been altered, or is altered by Customer prior to the completion of the Work, Customer shall advise Company, and prices, delivery and completion dates shall be changed by Company as may be required.

17. Commodities Availability. Company shall not be responsible for failure to provide services, deliver products, or otherwise perform work required by this Agreement due to lack of available steel products or products made from plastics or other commodities. In the event Company is unable, after reasonable commercial efforts, to acquire and provide steel products, or products made from plastics or other commodities, if required to perform work required by this Agreement, Customer hereby agrees that Company may terminate the Agreement, or the relevant portion of the Agreement, at no additional cost and without penalty. Customer agrees to pay Company in full for all work performed up to the time of any such termination.

18. Project Claims. Any claim of failure to perform against Company arising hereunder shall be deemed waived unless received by Company, in writing specifically setting forth the basis for such claim, within ten (10) days after such claims arises.

19. Back charges. No charges shall be levied against Company unless seventy-two (72) hours prior written notice is given to Company to correct any alleged deficiencies which are alleged to necessitate such charges and unless such alleged deficiencies are solely and directly caused by Company.

20. System Equipment. The purchase of equipment or peripheral devices (including but not limited to smoke detectors, passive infrared detectors, card readers, sprinkler system components, extinguishers and hoses) from Company shall be subject to the terms and conditions of this Agreement. If, in Company's sole judgment, any peripheral device or other system equipment, which is attached to the Covered System(s), whether provided by Company or a third party, interferes with the proper operation of the Covered System(s), Customer shall remove or replace such device or equipment promptly upon notice from Company. Failure of Customer to remove or replace the device shall constitute a material breach of this Agreement. If Customer adds any third party device or equipment to the Covered System(s), Company shall not be responsible for any damage to or failure of the Covered System(s) caused in whole or in part by such device or equipment.

21. Reports. Where inspection and/or test services are selected, such inspection and/or test shall be completed on Company's then current Report form, which shall be given to Customer, and, where applicable, Company may submit a copy thereof to the local authority having jurisdiction. The Report and recommendations by Company are only advisory in nature and are intended to assist Customer in reducing the risk of loss to property by indicating obvious defects or impairments noted to the system and equipment inspected and/or tested. They are not intended to imply that no other defects or hazards exist or that all aspects of the Covered System(s), equipment, and components are under control at the time of inspection. Final responsibility for the condition and operation of the Covered System(s) and equipment and components lies with Customer.

22. Limited Warranty. Subject to the limitations below, Company warrants any equipment (as distinguished from the Software) installed pursuant to this Agreement to be free from defects in material and workmanship under normal use for a period of one (1) year from the date of first beneficial use or all or any part of the Covered System(s) or 18 months after Equipment shipments, whichever is earlier, provided however, that Company's sole liability, and Customer's sole remedy, under this limited warranty shall be limited to the repair or replacement of the Equipment or any part thereof, which Company determines is defective, at Company's sole option and subject to the availability of service personnel and parts, as determined by Company. Company warrants expendable items, including, but not limited to, video and print heads, television camera tubes, video monitor displays tubes, batteries and certain other products in accordance with the applicable manufacturer's warranty. Company does not warrant devices designed to fail in protecting the System, such as, but not limited to, fuses and circuit breakers. Company warrants that any Company software described in this Agreement, as well as

software contained in or sold as part of any Equipment described in this Agreement, will reasonably conform to its published specifications in effect at the time of delivery and for ninety (90) days after delivery. However, Customer agrees and acknowledges that the software may have inherent defects because of its complexity. Company's sole obligation with respect to software, and Customer's sole remedy, shall be to make available published modifications, designed to correct inherent defects, which become available during the warranty period. If Repair Services are included in this Agreement, Company warrants that its workmanship and material for repairs made pursuant to this Agreement will be free from defects for a period of ninety (90) days from the date of furnishing.

EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER.

Warranty service will be performed during Company's normal working hours. If Customer requests warranty service at other than normal working hours, service will be performed at Company's then current rates for after hours services. All repairs or adjustments that are or may become necessary shall be performed by and authorized representative of Company. Any repairs, adjustments or interconnections performed by Customer or any third party shall void all warranties. Company makes no and specifically disclaims all representations or warranties that the services, products, software or third party product or software will be secure from cyber threats, hacking or other similar malicious activity, or will detect the presence of, or eliminate, treat, or mitigate the spread transmission, or outbreak of any pathogen, disease, virus or other contagion, including but not limited to COVID-19. Unless agreed to in writing by the parties, any technical support, assistance, or advice ("Technical Support") provided by Company, such as suggestions as to design use and suitability of the products for the customer's application, is provided in good faith, but Customer acknowledges and agrees that Company is not the designer, engineer, or installer of record. Any Technical Support is provided for informational purposes only and shall not be construed as a representation or warranty, express or implied, concerning the proper selection, use, and/or application of products. Customer assumes exclusive responsibility for determining if the equipment and products supplied by Company are suitable for its intended application and all risk and liability, whether based in contract, tort or otherwise, in connection with its application and use of the products.

23. Indemnity. Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions, arising in any way from any act or omission of Customer or Company relating in any way to this Agreement, including but not limited to the Services under this Agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action.

24. Insurance. Customer shall name Company, its officers, employees, agents, subcontractors, suppliers, and representatives as additional insureds on Customer's general liability and auto liability policies.

25. Termination. Any termination under the terms of this Agreement shall be made in writing. In the event Customer terminates this Agreement prior to completion for any reason not arising solely from Company's performance or failure to perform, Customer understands and agrees that Company will

incur costs of administration and preparation that are difficult to estimate or determine. Accordingly, should Customer terminate this Agreement as described above, Customer agrees to pay all charges incurred for products and equipment installed and services performed, and in addition pay an amount equal to twenty (20%) percent of the price of products and equipment not yet delivered and Services not yet performed, return all products and equipment delivered and pay a restocking fee of twenty (20%) percent the price of products or equipment returned. Company may terminate this Agreement immediately at its sole discretion upon the occurrence of any Event of Default as hereinafter defined. If Company's performance of its obligations becomes impracticable due to obsolescence or unavailability of systems, equipment, or products (including component parts and/or materials) or because the Company or its supplier(s) has discontinued the manufacture or the sale of the equipment and/or products or is no longer in the business of providing the Services, Company may terminate this Agreement, or the affected portions, at its sole discretion upon notice to Customer. Company may terminate this Agreement, or the affected portions, at its sole discretion upon notice to the Customer if Company's performance of its obligations are prohibited because of changes in applicable laws, regulations or codes.

26. Default. An Event of Default shall be (a) failure of Customer to pay any amount when due and payable, (b) abuse of the System or the Equipment, (c) dissolution, termination, discontinuance, insolvency or business failure of Customer. Upon the occurrence of an Event of Default, Company may pursue one or more of the following remedies: (i) discontinue furnishing Services and delivering Equipment, (ii) by written notice to Customer declare the balance of unpaid amounts due and to become due under this Agreement to be immediately due and payable; (iii) receive immediate possession of any Equipment for which Customer has not paid; (iv) proceed at law or equity to enforce performance by Customer or recover damages for breach of this Agreement, and (v) recover all costs and expenses, including without limitation reasonable attorneys' fees, in connection with enforcing or attempting to enforce this Agreement.

27. Exclusions. Unless expressly included in the Scope of Work, this Agreement expressly excludes, without limitation, testing inspection and repair of duct detectors, beam detectors, and UV/IR equipment; provision of fire watches; clearing of ice blockage; draining of improperly pitched piping; replacement of batteries; recharging of chemical suppression systems; reloading of, upgrading, and maintaining computer software; system upgrades and the replacement of obsolete systems, equipment, components or parts; making repairs or replacements necessitated by reason of negligence or misuse of components or equipment or changes to Customer's premises, vandalism, corrosion (including but not limited to micro-bacterially induced corrosion ("MIC")), power failure, current fluctuation, failure due to non-Company installation, lightning, electrical storm, or other severe weather, water, accident, fire, acts of God or any other cause external to the Covered System(s). Repair Services provided pursuant to this Agreement do not cover and specifically excludes system upgrades and the replacement of obsolete systems, equipment, components or parts. All such services may be provided by Company at Company's sole discretion at an additional charge. If Emergency Services are expressly included in the scope of work section, the Agreement price does not include travel expenses.

28. No Option to Solicit. Customer shall not, directly or indirectly, on its own behalf or on behalf of any other person, business, corporation or entity, solicit or employ any Company employee, or induce any Company employee to leave his or her employment, for a period of two years after termination of this Agreement.

29. Force Majeure; Delays. Company shall not be liable, nor in breach or default of its obligations under this Agreement, for delays, interruption, failure to render services, or any other

failure by Company to perform an obligation under this Agreement, where such delay, interruption or failure is caused, in whole or in part, directly or indirectly, by a Force Majeure Event. A "Force Majeure Event" is a condition or event that is beyond the reasonable control of Company, whether foreseeable or unforeseeable, including, without limitation, acts of God, severe weather (including but not limited to hurricanes, tornados, severe snowstorms or severe rainstorms), wildfires, floods, earthquakes, seismic disturbances, or other natural disasters, acts or omissions of any governmental authority (including change of any applicable law or regulation), epidemics, pandemics, disease, viruses, quarantines, or other public health risks and/or responses thereto, condemnation, strikes, lock-outs, labor disputes, an increase of 5% or more in tariffs or other excise taxes for materials to be used on the project, fires, explosions or other casualties, thefts, vandalism, civil disturbances, insurrection, mob violence, riots, war or other armed conflict (or the serious threat of same), acts of terrorism, electrical power outages, interruptions or degradations in telecommunications, computer, network, or electronic communications systems, data breach, cyber-attacks, ransomware, unavailability or shortage of parts, materials, supplies, or transportation, or any other cause or casualty beyond the reasonable control of Company. If Company's performance of the work is delayed, impacted, or prevented by a Force Majeure Event or its continued effects, Company shall be excused from performance under the Agreement. Without limiting the generality of the foregoing, if Company is delayed in achieving one or more of the scheduled milestones set forth in the Agreement due to a Force Majeure Event, Company will be entitled to extend the relevant completion date by the amount of time that Company was delayed as a result of the Force Majeure Event, plus such additional time as may be reasonably necessary to overcome the effect of the delay. To the extent that the Force Majeure Event directly or indirectly increases Company's cost to perform the services, Customer is obligated to reimburse Company for such increased costs, including, without limitation, costs incurred by Company for additional labor, inventory storage, expedited shipping fees, trailer and equipment rental fees, subcontractor fees, compliance with vaccination requirements, or other costs and expenses incurred by Company in connection with the Force Majeure Event.

30. One-Year Claims Limitation; Forum; Choice of Law. Company shall have the sole and exclusive right to determine whether any dispute, controversy or claim arising out of or relating to the Agreement, or the breach thereof, shall be submitted to a court of law or arbitrated. For Customers located in the United States, the laws of Delaware shall govern the validity, enforceability, and interpretation of this Agreement, without regard to conflicts of law principles thereof, and the exclusive venue for any such litigation or arbitration shall be in Milwaukee, Wisconsin. For customers located in Canada, this agreement shall be governed by and be construed in accordance with the laws of Ontario, without regard to conflicts of law principles thereof, and the exclusive venue for any such litigation or arbitration shall be in Ontario, Canada. The parties waive any objection to the exclusive jurisdiction of the specified forums, including any objection based on forum non conveniens. In the event the matter is submitted to a court, Company and Customer hereby agree to waive their right to trial by jury. In the event the matter is submitted to arbitration by Company, the costs of arbitration shall be borne equally by the parties, and the arbitrator's award may be confirmed and reduced to judgment in any court of competent jurisdiction. Except as provided below, no claim or cause of action, whether known or unknown, shall be brought by either party against the other more than one year after the claim first arose. Claims not subject to the one-year limitation include claims for unpaid: (1) contract amounts, (2) change order amounts (approved or requested) and (3) delays and/or work inefficiencies. Customer will pay all of Company's reasonable collection costs (including legal fees and expenses).

31. Assignment. This Agreement is not assignable by the Customer except upon written consent of Company first being obtained. Company shall have the right to assign this Agreement, in whole or in part, or to subcontract any of its obligations under this Agreement without notice to Customer.

32. Entire Agreement. The parties intend this Agreement, together with any attachments or Riders (collectively the "Agreement") to be the final, complete and exclusive expression of their Agreement and the terms and conditions thereof. This Agreement supersedes all prior representations, understandings or agreements between the parties, written or oral, and shall constitute the sole terms and conditions of sale for all equipment and services. No waiver, change, or modification of any terms or conditions of this Agreement shall be binding on Company unless made in writing and signed by an Authorized Representative of Company.

33. Severability. If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or in part, this Agreement will continue to be valid as to the other provisions and the remainder of the affected provision.

34. Legal Fees. Company shall be entitled to recover from the customer all reasonable legal fees incurred in connection with Company enforcing the terms and conditions of this Agreement.

35. Software and Digital Services.

Digital Enabled Services. Data. If Company provides Digital Enabled Services under this Agreement, these Digital Enabled Services require the collection, transfer and ingestion of building, equipment, system time series, and other data to Company's cloud-hosted software applications. Customer consents to and grants Company the right to collect, transfer, ingest and use such data to enable Company and its affiliates and agents to provide, maintain, protect, develop and improve the Digital Enabled Services and Company products and services. Customer acknowledges that, while Digital Enabled Services generally improve equipment performance and services, Digital Enabled Services do not prevent all potential malfunction, insure against all loss, or guarantee a certain level of performance. Customer shall be solely responsible for the establishment, operation, maintenance, access, security and other aspects of its computer network ("Network"), shall appropriately protect hardware and products connected to the Network and will supply Company secure Network access for providing its Digital Enabled Services. As used herein, "Digital Enabled Services" mean services provided hereunder that employ Company software and related equipment installed at Customer facilities and Company cloud-hosted software offerings and tools to improve, develop, and enable such services. Digital Enabled Service may include, but are not limited to, (a) remote servicing and inspection, (b) advanced equipment fault detection and diagnostics, and (c) data dashboarding and health reporting. If Customer accesses and uses Software that is used to provide the Digital Enabled Services, the Software Terms (defined below) will govern such access and use.

Digital Solutions. Use, implementation, and deployment of the software and hosted software products ("Software") offered under these terms shall be subject to, and governed by, Company's standard terms for such Software and Software related professional services in effect from time to time at www.johnsoncontrols.com/techterms (collectively, the "Software Terms"). Specifically, the Company General EULA set forth at www.johnsoncontrols.com/buildings/legal/digital/generaleula governs access to and use of software installed on Customer's premises or systems and the Company Terms of Service set forth at www.johnsoncontrols.com/buildings/legal/digital/generalaltos govern access to and use of hosted software products. The applicable Software Terms are incorporated herein by this reference. Other than the right to use the Software as set forth in the Software Terms, Company and its licensors reserve all right, title, and interest (including all intellectual property rights) in and to the Software and improvements to the Software. The Software that is licensed hereunder is licensed subject to the Software Terms and not sold. If there is a conflict between the other terms herein and the Software Terms, the Software Terms shall take precedence and govern with respect to rights and

responsibilities relating to the Software, its implementation and deployment and any improvements thereto.

Notwithstanding any other provisions of this Agreement and unless otherwise agreed to by the parties in writing, the following terms apply to Software that is provided to Customer on a subscription basis (i.e., a time limited license or use right), (each a "Software Subscription"): Each Software Subscription provided hereunder will commence on the date the initial credentials for the Software are made available (the "Subscription Start Date") and will continue in effect until the expiration of the subscription term noted herein. At the expiration of the Software Subscription, such Software Subscription will automatically renew for consecutive one (1) year terms (each a "Renewal Subscription Term"), unless either party provides the other party with a notice of non-renewal at least ninety (90) days prior to the expiration of the then-current term. To the extent permitted by applicable law, Software Subscriptions purchases are non-cancelable and the sums paid nonrefundable. Fees for Software Subscriptions shall be paid annually in advance, invoiced on the Subscription Start Date and each subsequent anniversary thereof. Unless otherwise agreed by the parties in writing, the subscription fee for each Renewal Subscription Term will be priced at Company's then-applicable list price for that Software offering. Any use of Software that exceeds the scope, metrics or volume set forth in this Agreement will be subject to additional fees based on the date such excess use began.

36. Electronic Media. Electronic Media. Either party may scan, fax, email, image, or otherwise convert this Agreement into an electronic format of any type or form, now known or developed in the future. Any unaltered or unadulterated copy of this Agreement produced from such an electronic format will be legally binding upon the parties and equivalent to the original for all purposes, including litigation. Company may rely upon Customer's assent to the terms and conditions of this Agreement, if Customer has signed this Agreement or demonstrated its intent to be bound whether by electronic signature or otherwise.

37. Lien Legislation. Notwithstanding anything to the contrary contained herein, the terms of this Agreement shall be subject to the lien legislation applicable to the location where the work will be performed, and, in the event of conflict, the applicable lien legislation shall prevail.

38. Privacy. Company as Processor. Where Company factually acts as Processor of Personal Data on behalf of Customer (as such terms are defined in the DPA) the terms at www.johnsoncontrols.com/dpa ("DPA") shall apply. **Company as Controller:** Company will collect, process and transfer certain personal data of Customer and its personnel related to the business relationship between it and Customer (for example names, email addresses, telephone numbers) as controller and in accordance with Company's Privacy Notice at <https://www.johnsoncontrols.com/privacy>. Customer acknowledges Company's Privacy Notice and strictly to the extent consent is mandatorily required under applicable law, Customer consents to such collection, processing and transfer. To the extent consent to such collection, processing and transfer by Company is mandatorily required from Customer's personnel under applicable law, Customer warrants and represents that it has obtained such consent.

39. FAR. Company supplies "commercial items" within the meaning of the Federal Acquisition Regulations (FAR), 48 CFR Parts 1-53. As to any customer order for a U.S. Government contract, Company will comply only with those mandatory flow-downs for commercial item and commercial services subcontracts listed either at FAR 52.244-6, or 52.212-5(e)(1), as applicable.

40. LICENSE INFORMATION (US SECURITY SYSTEM CUSTOMERS): AL Alabama Electronic Security Board of Licensure 7956 Vaughn Road, Pmb 392, Montgomery, Alabama 36116 (334) 264-9388; AR Regulated by: Arkansas Board of Private Investigators And Private Security Agencies, #1 State Police Plaza Drive, Little Rock 72209 (501) 618-8600;

CA Alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA, 95814. Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm

system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act: NY Licensed by N.Y.S. Department of the State: TX Texas Commission on

Private Security, 5805 N. Lamar Blvd., Austin, 78752-4422, 512-424-7710. License numbers available at www.johnsoncontrols.com or contact your local Johnson Controls office.

IMPORTANT NOTICE TO CUSTOMER

This Agreement is contingent on credit approval, which may be checked at Company's discretion and requires final approval of a Company authorized manager before any equipment/services may be provided. Should credit and/or approval be declined, this Agreement will be terminated and Company's only obligation to customer will be to notify Customer of such termination and refund any amounts paid in advance. In accepting this Proposal, Customer agrees to the terms and conditions contained herein and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that the Customer may issue. Any changes in the system requested by the Customer after the execution of this Agreement shall be paid for by Customer and such changes shall be authorized in writing. **ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS ON THE PRECEDING PAGES. This proposal shall be void if not accepted in writing within 30 days from the date of the Proposal.**

For Customers located in Canada, this Fire Domain Sale and Installation Agreement has been drawn up and executed in English at the request of and with the full concurrence of Customer. Ce contrat a été rédigé en anglais à la demande et avec l'assentiment du client.

GOOD AIR INC.

Mechanical & General Contractor

Imperial Towers Condominium

1817 & 1825 South Ocean Drive | Hallandale Beach, FL 33009

Engineered Life Safety System (ELSS)

Smoke Control Retrofit — Both Buildings

FFPC §31.3.5.9.4 | AHJ-Approved ELSS Alternative

April 27, 2026

Prepared by: Yasir Khan, Vice President

(954) 964-3355 Office | (305) 610-5484 Cell

CMC1250627 | CGC1525300 | CAC1815963

EXECUTIVE SUMMARY

Good Air Inc. is pleased to present this turnkey proposal for the Engineered Life Safety System (ELSS) smoke control retrofit at Imperial Towers Condominium — 1817 South Ocean Drive and 1825 South Ocean Drive, Hallandale Beach, FL 33009.

This proposal is submitted in full compliance with FFPC §31.3.5.9.4 as the approved alternative to a full fire sprinkler system, pursuant to the Smoke Control Rational Analysis (SCRA) prepared by Existing Building, LLC (dated March 2, 2026) and the ELSS report approved by the Broward County Fire Rescue Authority Having Jurisdiction (AHJ) on February 24, 2025.

The installation deadline mandated by the Florida Fire Prevention Code is January 1, 2027. Good Air Inc. is fully licensed and bonded in the State of Florida to perform this scope as both General Contractor and Mechanical Contractor.

This proposal covers both buildings in their entirety and includes:

- Field engineering, system integration, special inspection, as-built documentation, and O&M deliverables
- Center stair pressurization systems — one per building — including fans, VFDs, barometric relief dampers, louvers, ductwork, wiring, and commissioning
- Elevator shaft smoke relief dampers — one motorized damper per elevator shaft per building — including wiring and fire alarm activation interface

Sincerely,

Yasir Khan

Good Air Inc. — Vice President

(954) 964-3355 Office | (305) 610-5484 Cell

1.0 ENGINEERING, REPORTING & SYSTEM INTEGRATION

Good Air Inc. will provide comprehensive field engineering, system integration, and compliance documentation services to ensure all installed smoke control components meet the requirements of the AHJ-approved SCRA, NFPA 92, FBC §909, and FFPC §31.3.5.9.4.

Scope Includes:

- Field engineering evaluation, site survey, and execution oversight for both buildings
- Coordination with the Engineer of Record (Existing Building, LLC) and AHJ (Broward County Fire Rescue) throughout installation
- Submittal preparation and delivery within 60 days of contract award — including shop drawings, sequence of operations, product data sheets, wiring diagrams, and control system design
- Smoke Control Testing & Commissioning Plan submitted to Building Department (3 copies) prior to final testing
- Special Inspector services retained by Good Air Inc. per FBC §909.3 and NFPA 92 §8.6 — for initial commissioning and annual inspections during warranty period
- Test and balance services for all pressurization systems
- Final as-built documentation and O&M manuals delivered to Owner
- Fire Alarm Contractor coordination — interface and signal verification (FA contractor to provide addressable smoke detectors at stair doors and FSCP programming)

Engineering Scope	Description
Field Engineering	Site evaluation, deficiency validation, and execution oversight
AHJ & EOR Coordination	Broward County Fire Rescue and Existing Building LLC liaison
Submittals	Shop drawings, sequence of operations, wiring diagrams — due 60 days post-award
Special Inspector	FBC §909.3 / NFPA 92 §8.6 — initial commissioning + annual warranty inspections
Test & Balance	Full pressurization system T&B for both buildings
Final Documentation	As-builts, O&M manuals, commissioning report, compliance summary

2.0 STAIR PRESSURIZATION SYSTEM — BOTH BUILDINGS

Per the SCRA and FFPC §7.2.3, the Center Stairwell at each building requires a smokeproof enclosure achieved through mechanical pressurization. The North and South stairwells at both buildings have open-air vestibules and are code-compliant — no pressurization is required for those stairs.

Good Air Inc. will furnish and install a complete stair pressurization system at the Center Stairwell of each building (2 systems total), designed and commissioned to maintain a pressure differential of 0.05–0.35 in. w.g. between the stairwell and adjacent spaces per FBC §909.

Scope Includes:

- Furnish and install two (2) Greenheck belt-drive pressurization fans — minimum 13,250 CFM each, sized per SCRA recommendation; motor service factor ≥ 1.15 ; minimum 1.5× belt arrangement
- Furnish and install two (2) Variable Frequency Drives (VFDs) — one per fan; initially programmed at 75% for balancing
- Furnish and install two (2) barometric relief dampers at top of each stair shaft — minimum 2,750 CFM at design pressure; weighted barometric type per FBC §909.20.2.5
- Furnish and install two (2) intake louvers with volume control dampers
- Install two (2) duct smoke detectors downstream of each fan (furnished by others) — dual-detector shutdown logic per spec; supervisory signal to FACP
- All wiring per FBC §909.20.7.1 — fans, ductwork, and wiring routed exterior to building or inside stairwell, or separated by 2-hr fire barrier; UL 2196 listed 2-hr rated cable where required
- New dedicated electrical circuits from emergency panel to each fan/VFD assembly — conduit and wire rated per NEC
- X-ray / ultrasound scanning of all post-tensioned slab locations prior to any core drilling per spec §3.5
- Core drilling for fan penetrations and power risers; fire caulk all penetrations
- Cutting, patching, and fire-rated closure of all wall and ceiling openings — contractor turnkey
- Full commissioning — pressure differential verification (all doors closed), door opening force verification (max 30 lbs to initiate, 15 lbs to continue per FBC §1010.1.3)

Equipment	Description / Specification
Pressurization Fans	Greenheck belt-drive, 13,250 CFM min., belt-drive, SF ≥ 1.15 , 2 units
VFDs	One per fan, 75% initial set point, 2 units
Barometric Relief Dampers	2,750 CFM at design pressure, weighted barometric type, 2 units
Intake Louvers / Dampers	Volume control dampers, 2 units
Duct Smoke Detectors	2 per fan, dual-detector shutdown, supervisory signal to FACP
Wiring & Conduit	UL 2196 / FBC §909.20.7.1 compliant routing

Electrical Circuits	Dedicated circuits from emergency panel — new conduit runs
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Lump Sum Cost (Both Buildings): \$289,786

3.0 ELEVATOR SHAFT SMOKE RELIEF DAMPERS — BOTH BUILDINGS

Per ELSS report §4.3.10, each building requires a motorized smoke relief damper at the top of the elevator shaft to facilitate smoke venting upon fire alarm activation. Each building has one elevator shaft with two side-by-side cabs — one damper per shaft is required.

Scope Includes:

- Furnish and install two (2) motorized elevator shaft smoke relief dampers — one per building
- Actuator installation and wiring — damper activates on fire alarm signal
- Fire alarm interface and functional testing — open/close cycling, command and status verification
- All cutting, patching, and fire-rated closure of shaft penetrations
- Commissioning — response time verification (open/close ≤ 15 seconds per spec)

FINANCIAL SUMMARY

Scope Description	Amount
ELSS Smoke Control Retrofit — Both Buildings (1817 & 1825 S. Ocean Drive)	\$289,786

BEST AND FINAL \$279,786

This Total Project Price is valid for 30 days from the date of this proposal.

ALTERNATE PRICING

Alternate	Price
ALT #1 — Extended Warranty (3 years vs. 2 years)	+\$8,500
ALT #2 — Annual Smoke Control Testing & Inspection Service Contract	\$4,200/year

EXCLUSIONS

The following items are explicitly excluded from this proposal:

- Fire sprinkler system installation (partial common area sprinklers, corridor door sprinkler heads) — Fire Contractor scope
- Addressable smoke detectors at pressurized stair doors (22 devices total) — Fire Alarm Contractor scope
- FSCP programming and smoke sequence of operations — Fire Alarm Contractor scope
- Emergency electrical panel upgrade — Electrical Contractor (EC) scope
- BDA (Bi-Directional Amplifier) system, if required after emergency responder radio coverage test — Electrical Contractor scope
- 10-year battery smoke alarms in dwelling unit sleeping rooms — Owner/Association scope
- Annual dwelling unit emergency instruction distribution — Owner/Association administrative scope
- Fire door inspections and secondary dwelling unit door inspections — Fire/Door Contractor scope
- Hydrant flow test and fire pump acceptance testing — Fire Sprinkler Contractor scope
- Generator work or load testing
- Roofing services or roof penetrations
- Any repair or replacement of existing mechanical equipment not identified in this proposal
- Payment and Performance Bond
- Prevailing wages
- Owner Direct Purchasing (ODP) of material
- Any work not described in this proposal — written authorization required prior to proceeding

ASSUMPTIONS & CLARIFICATIONS

- Both buildings (1817 and 1825 South Ocean Drive) are included in this base bid price.
- All work performed during normal business hours, Monday–Friday, 8 AM to 5 PM, unless otherwise agreed in writing.
- Owner/Association to provide Good Air Inc. with continuous and unimpeded access to all work areas for the duration of the project.
- Permit fees are included in the base bid. Good Air Inc. will process all required mechanical and building permits.
- AHJ meetings and inspections will be scheduled by Good Air Inc. Owner's consultant (Existing Building, LLC) will be invited to attend all AHJ inspections.
- All smoke control equipment will be connected to both normal and emergency power. On-site generator with minimum 8-hour diesel fuel supply is confirmed as existing and compliant.
- Semiannual smoke control testing protocol per NFPA 92 §8.6.1 to be established at commissioning. Good Air Inc. will attend all tests during the 2-year warranty period.

- Warranty period of two (2) years commences from the date Owner officially accepts the work (Substantial Completion). Emergency service response within 4 hours, 24/7.
- Change orders are not anticipated. In the event of Force Majeure or unforeseen pre-existing conditions discovered during final system approval, a change order will be submitted for Owner review and written approval prior to proceeding.

ACCEPTANCE

By signing below, the Authorized Representative of Imperial Towers Condominium Association, Inc. accepts this proposal and authorizes Good Air Inc. to proceed with the work described herein.

Imperial Towers Condominium Association, Inc.

Authorized Representative: _____

Title: _____

Acceptance Date: _____

Good Air Inc.

Yasir Khan, Vice President

(954) 964-3355 | (305) 610-5484

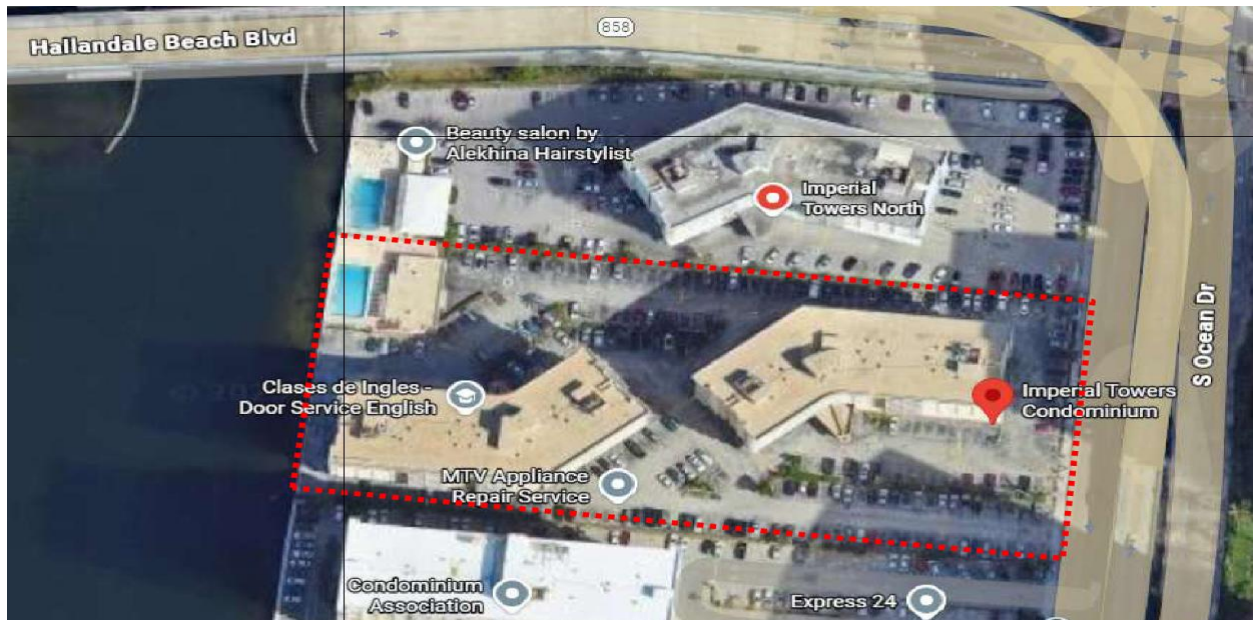
CMC1250627 | CGC1525300 | CAC1815963



PROPOSAL

IMPERIAL TOWERS

1817 & 1825 S Ocean Dr, Hallandale Beach, FL 33009



Prepared for:

Imperial Towers Association

2/27/2025

Spectrum Design Solutions - 4735 SW 74TH Ave - Miami, Florida 33155
Office-(305)267-1013 - Fax-(305)267-1530 - SDS@sdsllc.us



We are pleased to submit our proposal for your consideration to furnish and install a Public Safety Radio Enhancement System in support of the above-referenced.

Our bid is based on and in accordance with the drawings listed below.

Drawings: Design provided by the client

Drawings Dated: 12/6/25

General Standards and Compliance

- ✓ FCC-Approved Equipment Required by the Authority Having Jurisdiction AHJ(s) in the Reference Project Region.
- ✓ NFPA 1221-19 Compliance.
- ✓ iBWave Certified Engineered Designs.
- ✓ All Work as Per Plans, Pages, and Dates Above.

Scope of Work Included:

Pre-Install and Design

- ✓ Evaluate Coverage Performance on Subject Site for Specified Radio Systems Supporting AHJ(s) Over Public Safety Radio Operations on the 700 MHz Frequency (Pre-install Survey).
- ✓ Design A Distributed Antenna System (DAS) To Provide RF Coverage to all local applicable codes and standards.
- ✓ Provide Schematic Riser and Placement Diagrams for All DAS Antenna/Couplers.
- ✓ Provide Material Data Sheets for All Included Parts and Equipment.
- ✓ Provide Technical Manuals for All Proposed Signal Boosters.
- ✓ Work with The Professional Engineer of Record to Review Design and Deployment Information.
- ✓ Provide Engineering Design Drawings Required for Permitting.
- ✓ Permit fees passthrough to owner

Installation

- ✓ Provide Donor Antenna, Lightning Arrestor, and Terminate Cable.
- ✓ Provide a Signal Booster in a 2-Hour Fire-Rated Room, Location to Be Approved by AHJs.

Spectrum Design Solutions - 4735 SW 74TH Ave - Miami, Florida 33155
Office-(305)267-1013 - Fax-(305)267-1530 - SDS@sdsllc.us



- ✓ Provide NFPA-1221 Compliant Battery Backup.
- ✓ Provide Required Passive Components: Splitters and Directional Couplers.
- ✓ Provide All Power Components in a Fire Engine-Red NEMA 4X Enclosure with a Locking Mechanism.
- ✓ Provide Coaxial Cable.
- ✓ Directional boring

Parts and Equipment included in this price:

Description	Building
Omni antennas	2
Yagi	3
Splitters/tappers	3
Attenuator	1
Lightning Protection	1
UPS Battery Backup	1
DAS 800MHz	1
Reject Filter	1
Annunciator	2
Plenum Coaxial Cable (FT)	300
2-Hr Fire-Rated Coax Cable (FT)	615
Armored cable (FT)	65
Conduit & Boxes	As per the drawings

Final Acceptance

- ✓ Conduct Functional Testing and Demonstrate to AHJ Officials.
- ✓ Provide As-Built Documentation Comprising Updated Drawings Reflecting Final Installation,
- ✓ System Manuals and Any Required Testing Documentation.
- ✓ Provide One Year Onsite Warranty for the Provided Active Devices (BDA, Power Supply). Note that batteries are not included in the Warranty.

Exclusions:

- ✓ 2 Hour Rated Wrap for The EMT Conduit and Junction Box from The Donor Antenna to the BDA

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- ✓ Equipment, Added as An Alternate If Required by AHJs.
- ✓ Building Roof Penetration and Repair for Donor Antenna by Others.
- ✓ Connection to Building Grounding System by Others.
- ✓ Lightning protection connection to the existing building system
- ✓ Power and Fire Alarm Connections by Others.
- ✓ Elevator technician labor cost
- ✓ 2-Hour rated enclosure for the BDA risers
- ✓ BDA rooms shall be AC temperature-controlled, with a smoke detector and fire sprinkler head, to be provided by others
- ✓ OT Inspections
- ✓ BIM Coordination
- ✓ Demolition
- ✓ Over-Time Hours (Due to Other Trade Delays)
- ✓ Fiber optic scope of work
- ✓ Any variance letters from the authority having jurisdiction in the reference project region that may affect the cost price

This proposal is to guarantee pricing within 30 days from the actual proposal date. This is due to the escalation of material pricing & labor fluctuations. SDS, LLC has the right to adjust their pricing accordingly.

- 1- The word "Provide" indicates to furnish & install.
- 2- It is the responsibility of the Owner to contact SDS, LLC to check all existing conditions at the job site. We cannot be responsible during the Bid of the existing conditions.

We hereby propose to furnish material and labor, complete in accordance with the above specifications, for the sum of:

Material: \$ 80,802.88

Taxes: \$ 5,656.20

Installation & Commissioning: \$ 71,540.92

Total: \$ 158,000.00

Discounted Total: \$ 148,000.00



Equipment Cost Adjustment:

Equipment costs are subject to adjustment at the time of installation. Final pricing may vary depending on the project's completion timeline and any changes in market conditions.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alternation or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Comp

Insurance. Authorized Signature:

Gilberto De Armas

Note: We may withdraw this proposal if not accepted within 30 days.

Acceptance of Proposal:

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work. Payment will be made as outlined above.

Signature: _____

Print Name: _____

Title: _____

Acceptance Date: _____



Pedro Ripoll
IMPERIAL
To: Jeff Marcic

See both proposals, the add on pumps are 179k per room, total of 358k.
Downpayment 10%



Pedro Ripoll
Founder

786-556-4759
954-544-7617
pedroripoll@elitebidg.com
12925 SW 132nd St. Miami, FL 33186, Unit 4
www.elitebidg.com

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Residential & Commercial | New Builds | Renovations | Project Management



Estimate_190_2026-05-23.pdf



Estimate_189_2026-05-27.pdf





ESTIMATE

Elite Build Group LLC
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BILL TO
Imperial Towers Condominium Inc.
Jeffrey Marcic
1817 - 1825 South Ocean Drive
Hallandale Beach, Florida 33009
United States

727-483-2654
jeff@existingbuilding.com

Estimate Number: 190
Estimate Date: April 23, 2026
Valid Until: May 23, 2026
Grand Total (USD): **\$842,020.00**

Services	Quantity	Price	Amount
Fire Sprinkler Retrofit Elite Build Group LLC shall provide general contracting services necessary to coordinate the installation of fire sprinkler system improvements for the buildings located at 1817 and 1825 S Ocean Drive, Hallandale Beach, Florida. All fire sprinkler work shall be performed by a licensed fire protection subcontractor under the supervision of Elite Build Group LLC and in accordance with the project engineering documents and applicable codes. The following work is included in this proposal: System Installation • Installation of a new drain riser serving the fire sprinkler system. • Core drilling of slab penetrations required for installation of the new drain riser. • Core drilling from stairwell areas into corridor spaces to allow installation of sprinkler supply mains. • Installation of eleven (11) floor control assemblies serving the building floors. • Installation of sprinkler piping mains and branch lines at each level as required for the system installation. Piping Materials	1	\$792,720.00	\$792,720.00



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Services	Quantity	Price	Amount
• Installation of CPVC pipe and fittings in corridor areas and apartment entryways where permitted by code. • Installation of steel pipe and fittings in exposed areas or where required by code. Final pipe material selection will be determined by the approved shop drawings and applicable code requirements. Sprinkler Head Installation • The sprinkler installation shall include the following types of sprinkler heads as required by the approved design. • Concealed fire sprinkler heads in drop ceiling areas. • Weather-resistant fire sprinklers in exposed areas. • Horizontal sidewall sprinklers where required by building conditions. • Quick response upright sprinklers within MEP rooms, storage areas, or utility spaces. Final sprinkler head type and location will be determined by the approved shop drawings and coordination with the Engineer of Record. Testing and Inspections, the following testing and inspections are included: • Rough hydrostatic pressure testing of sprinkler piping at 200 PSI for each floor. • Hydrant flow testing where required for system verification. • Annual fire sprinkler inspection services associated with the newly installed system. • Provision of above-ground test certificates for the installed sprinkler system. Documentation and Compliance			



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Services	Quantity	Price	Amount
• The following documentation services are included: • Preparation of shop drawings for the fire sprinkler system installation. • Preparation of hydraulic calculations required for system design. • Coordination with the Engineer of Record and Authority Having Jurisdiction for plan review. • Compliance documentation required by the ELSS report and insurance requirements.			
Firestopping • Fire caulking of penetrations associated with fire sprinkler piping installation.			
Firestopping applies only to penetrations created by the fire sprinkler contractor.			
Optional Add Alternates			
The following items may be added upon Owner authorization:			
• Double supply main installation per building. • Extended coverage sprinkler heads where required. • Concealed sidewall sprinkler heads where permitted by building conditions.			
Credits may be issued for sprinkler heads not installed based on final approved shop drawings.			
Contractor Responsibility Clarification			
All fire sprinkler installation work will be performed by a licensed fire sprinkler contractor in accordance with Florida fire protection licensing requirements. Engineering design, hydraulic calculations, and system performance criteria remain the responsibility of the Engineer of Record.			



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Services	Quantity	Price	Amount
Assumptions This proposal is based upon the following assumptions: • The existing municipal water supply and building fire protection infrastructure are adequate to support the proposed sprinkler system design. • Contractor will have reasonable access to all work areas including residential units where sprinkler installation is required. • Building management will coordinate access to residential units as necessary for installation.			
Exclusions The following items are specifically excluded from this proposal: • Hidden or unforeseen conditions. • Electrical work or fire alarm system work. • Patching or concrete restoration. • Structural modifications. • Changes or directives issued by the Authority Having Jurisdiction after bid date. • Engineering plan preparation beyond sprinkler shop drawings and hydraulic calculations. • Permit acquisition and associated municipal fees. • Compliance Engine / BSI online submittal fees. • Fire watch services. • System shutdown fees imposed by the building. • Water damage of any kind. • Backflow preventer installation or modification. • Fire pump or jockey pump work. • Underground fire protection piping. • City water service connections or taps. • Access panels or valve cabinets. • Trenching, excavation, backfill, or landscaping restoration. • Painting or surface preparation of piping. • Night, weekend, or overtime labor. • Performance bonds or other bonding requirements.			



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Services	Quantity	Price	Amount
• Liquidated damages or penalty clauses. • Pressure reducing valve assemblies. • GPR scanning services unless specifically authorized. • Adequacy of the existing water supply system.			
Drywall Patches Drywall Restoration – Penthouse Level and Corridor Repair Allowance. Elite Build Group LLC, as the General Contractor, will coordinate all trades required to complete the work described in this proposal. Work Included – Penthouse Level Restoration Full drywall restoration associated with the sprinkler installation at the Penthouse (PH) level of both buildings is included in this proposal. Work includes: • Creation of drywall openings required to facilitate installation of sprinkler piping. • Coordination of wall openings with sprinkler piping installation. • Installation of drywall backing where required to support patch installation. • Installation of drywall patch panels following completion of sprinkler piping installation. • Application of joint tape and drywall finishing compound to restore wall surfaces. • Multiple coats of drywall compound and sanding to achieve a smooth surface. All drywall patches will be restored to a Level 4 finish ready for primer and paint. Corridor and Hallway Repair Allowance: Limited drywall patching within hallway and corridor areas associated with sprinkler piping installation is included in this proposal. Work includes:	1	\$49,300.00	\$49,300.00



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Services	Quantity	Price	Amount
• Patching drywall surfaces where sprinkler piping penetrations occur. • Tape and finishing of patched areas to prepare surfaces for paint. This work applies only to areas directly impacted by sprinkler installation activities. Estimated Patch Quantities: Based on current project understanding, drywall restoration associated with sprinkler installation is anticipated to include approximately: • Twenty (20) drywall patches per floor • Ten (10) floors per building • Two (2) buildings This represents an estimated total of four hundred (400) drywall patches across both buildings. These quantities are provided for estimating purposes based on anticipated sprinkler piping access locations. Additional Patch Allowance: • To address field conditions that may require additional drywall restoration, the following unit pricing applies. • Additional drywall patches up to twelve inches by twelve inches (12" x 12") will be performed at a unit cost of \$98 per patch. Each patch will be restored to a Level 4 finish ready for primer and paint. This allowance is intended to address minor additional repairs that may arise during construction. • Openings or repairs exceeding 12" x 12" or areas requiring significant wall reconstruction may require review and adjustment through written change order.			



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Services	Quantity	Price	Amount
• Painting of repaired areas inside residential units, penthouse areas, or corridor spaces is not included in this scope of work. • All drywall repairs will be completed to a Level 4 finish ready for primer and paint. Limitations: Drywall restoration is limited to areas directly impacted by sprinkler installation. This scope does not include: • Matching existing paint colors or decorative finishes • Texture matching beyond standard drywall finishing • Repairs to cabinetry, tile, millwork, or specialty finishes • Correction of pre-existing wall damage discovered during construction			
ADD ALTERNATE DIESEL FIRE PUMP REPLACEMENT PACKAGE	1	\$0.00	\$0.00
Provide labor, materials, equipment, supervision, coordination, and related services necessary for the complete replacement and installation of a new diesel fire pump package including, but not limited to, the following: NEW DIESEL FIRE PUMP PACKAGE INCLUDING: * FIRE PUMP * DIESEL ENGINE / MOTOR * FIRE PUMP BASE * FIRE PUMP CONTROLLER * JOCKEY PUMP * JOCKEY PUMP CONTROLLER			



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Services	Quantity	Price	Amount
DEMOLITION AND REMOVAL OF EXISTING EQUIPMENT:			
* REMOVE EXISTING FIRE PUMP			
* REMOVE EXISTING FIRE PUMP MOTOR			
* REMOVE EXISTING JOCKEY PUMP			
* REMOVE EXISTING JOCKEY PUMP CONTROLLER			
* DISPOSAL OF REMOVED EQUIPMENT			
FIRE PUMP PIPING RECONFIGURATION:			
* COMPLETE DEMOLITION OF EXISTING SUCTION PIPING			
* COMPLETE DEMOLITION OF EXISTING DISCHARGE PIPING			
* FABRICATION AND INSTALLATION OF NEW SUCTION PIPING			
* FABRICATION AND INSTALLATION OF NEW DISCHARGE PIPING			
* NEW OS&Y VALVES			
* NEW BUTTERFLY VALVES			
* NEW TAMPER SWITCHES			
* NEW CHECK VALVES			
* NEW FLANGES			
* NEW GASKETS			
* NEW FITTINGS AND RELATED PIPING COMPONENTS			
* COMPLETE SYSTEM RECONFIGURATION AS REQUIRED FOR NEW FIRE PUMP PACKAGE			
DIESEL FUEL SYSTEM:			
* INSTALLATION OF NEW DIESEL TANK			
* INSTALLATION OF NEW DIESEL TANK STAND			
* FABRICATION OF NEW FUEL LINES			
* INSTALLATION OF FUEL LINES FROM TANK TO DIESEL ENGINE			
EXHAUST SYSTEM:			



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Services	Quantity	Price	Amount
* FABRICATION AND INSTALLATION OF NEW EXHAUST MANIFOLD * INSTALLATION OF NEW EXHAUST DUCTWORK * CHIPPING / CORE DRILLING OF WALL AS REQUIRED TO ROUTE EXHAUST OUTSIDE OF ROOM			
ELECTRICAL WORK:			
* ELECTRICIAN LABOR AND RELATED CHARGES * DISCONNECT AND REMOVAL OF EXISTING ELECTRICAL CONNECTIONS * CONNECTION OF NEW FIRE PUMP EQUIPMENT			
PERMITS / TESTING:			
* CITY / AHJ INSPECTIONS * FLOW TEST FROM ROOF * START-UP AND ACCEPTANCE TESTING			
INSTALLATION:			
* SETTING AND ALIGNMENT OF NEW FIRE PUMP PACKAGE * CONNECTIONS TO EXISTING FIRE PROTECTION PIPING * COMPLETE INSTALLATION AND COMMISSIONING			
Preliminary budgeting for the above-described scope is estimated at approximately \$179,000.00 per fire pump room.			



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Services	Quantity	Price	Amount
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All pricing is preliminary budget pricing only and shall be finalized upon completion of engineering review, preparation of final permitted drawings, equipment selection, field verification, and approval by the applicable municipality and/or Authority Having Jurisdiction (AHJ). Final pricing may be adjusted based on engineering requirements, unforeseen existing conditions, permitting requirements, code compliance modifications, lead times, and final approved design documents.

Grand Total (USD): **\$842,020.00**

Notes / Terms

Work to be performed during normal working hours, with clear and unobstructed access required prior to start. The following items are specifically excluded unless otherwise noted: fire caulking; permits; engineering; architectural services; MEP scope (unless specifically identified); after-hours premium time; lifts or scaffolding exceeding 10'-0" in height unless noted; drywall work inside units beyond corridor and lobby soffits; any structural modifications beyond the immediate patching area (including but not limited to adding new headers or reframing large sections); relocation or protection of items not explicitly within the immediate work zone (such as contents of rooms remote from active work areas); disposal of hazardous materials not identified during the initial walkthrough; repair or replacement of existing finishes damaged prior to commencement of this project; and any electrical, plumbing, fire alarm or HVAC work. All dimensions are to be field-verified prior to fabrication. Permit fees are by Owner; if permits are paid by our firm for expediting purposes, a 4% administrative fee will be added to the permit cost (if applicable). Engineering services, architectural support/drawings, and permit runner/expeditor services are available upon request as alternates. Warranty shall be standard workmanship consistent with company policy, with coordination for AHJ inspections by others. All debris generated by Elite Build Group's scope of work shall be collected, removed, and properly disposed of off-site in accordance with local regulations. Elite Build Group will maintain a clean and safe work area throughout the project duration. Includes general cleanup of work areas at the end of each workday and final cleanup upon completion. Excludes: On-site dumpster or haul-off services provided by others, unless specifically included as an alternate.



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BILL TO
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Jeffrey Marcic
1817 - 1825 South Ocean Drive
Hallandale Beach, Florida 33009
United States

727-483-2654
jeff@existingbuilding.com

Estimate Number: 189
Estimate Date: April 27, 2026
Valid Until: May 27, 2026
Grand Total (USD): **\$288,339.55**

Services	Quantity	Price	Amount
Stair Pressurization System	1	\$339,223.00	\$339,223.00

Smoke Control / Stair Pressurization System
Improvements

Project Location:
1827-1825 S Ocean Drive
Hallandale Beach, Florida

EBG understands the Association is seeking improvements to the existing stair pressurization and smoke control system serving the residential tower. The intent of this project is to install new stairwell pressurization equipment and related mechanical and electrical infrastructure required to support the system operation.

The work will be performed in coordination with the Association's consultants, engineers of record, specialty subcontractors, and the Authority Having Jurisdiction. This proposal is based on available information, site observations, and subcontractor proposals obtained for the project.

Scope of Work

EBG will provide project management, coordination, and construction services necessary to furnish and install the stairwell pressurization improvements described below.

Work generally includes the following:



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Elite Build Group LLC
2423 Southwest 147th Avenue
Suite 503
Miami, Florida 33185
United States

954-544-7617
elitebldg.com

Services	Quantity	Price	Amount
Project Management & Coordination			
* Overall project coordination and supervision. * Coordination with the Association, property management, consultants, and subcontractors. * Scheduling of all project activities and trade sequencing. * Coordination with building staff for access to work areas. * Safety compliance and jobsite management.			
Procurement			
* Procurement and delivery coordination of mechanical equipment, electrical components, and related materials required for the system installation. * Coordination of equipment delivery and staging.			
Mechanical System Installation			
* Coordination of installation of new stairwell pressurization fans and associated components. * Installation of barometric relief dampers and air intake louvers where required. * Installation of mechanical supports and mounting assemblies. * Coordination of penetrations required for mechanical equipment installation.			
Electrical Work			
* Installation of electrical feeders required to support the pressurization fans. * Installation of electrical conduit and wiring required for fan operation and control devices. * Installation of associated electrical components necessary to support equipment operation.			
Structural and Penetration Work			



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- * Coring or cutting of required openings to accommodate equipment installation.
 - * Sealing of penetrations associated with contractor-installed work.
- Testing and Startup
- * Coordination of equipment startup.
 - * Coordination with testing and balancing contractor.
 - * Coordination with fire alarm contractor for system interface testing.
- Project Closeout
- * Final inspections with the Authority Having Jurisdiction.
 - * Coordination of punch list completion.
 - * Delivery of manufacturer documentation and warranties.

Scope Responsibility Clarification

EBG is acting as General Contractor for this project.

The following work will be performed by licensed specialty contractors under subcontract:

- * Mechanical system installation
- * Electrical system installation
- * Test and balance services
- * Fire alarm contractor work (if required)

All design and engineering responsibilities remain with the Engineer of Record and specialty consultants retained by the Owner.

Assumptions



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This proposal is based upon the following assumptions:

- * Work will be performed during normal weekday working hours.
- * Contractor will have reasonable access to the building areas required for installation.
- * Equipment installation areas will be cleared prior to commencement of work.
- * Existing building systems are assumed to be operational and capable of supporting the proposed system unless otherwise noted.

Exclusions

The following items are specifically excluded unless otherwise stated in writing:

- * Permit fees and municipal costs.
- * Architectural, structural, mechanical, or electrical engineering design services.
- * Structural reinforcement or structural modifications.
- * Work within private condominium units.
- * Fire alarm system modifications, programming, or sequence development.
- * Fire sprinkler system work.
- * Roof system repairs, waterproofing, or roofing contractor work.
- * Generator testing or generator modifications.
- * Code upgrades to existing systems unrelated to the scope of work.
- * Repairs to existing equipment not specifically included in this proposal.
- * Payment and performance bonds.
- * Prevailing wage requirements.
- * Owner Controlled Insurance Programs (OCIP/CCIP).
- * Any work not specifically described in the Scope of Work.



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Services	Quantity	Price	Amount
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Pre-Existing Conditions & ELSS System Disclaimer

This project involves integration with an existing life safety and smoke control system within an occupied high-rise residential building.

EBG has not performed a full engineering evaluation of the existing building systems.

Accordingly:

- * Existing mechanical, electrical, fire alarm, and life safety systems are assumed to be operational and code compliant unless otherwise documented.
- * The Contractor cannot guarantee performance of the overall building smoke control system where existing components remain in service.
- * Discovery of concealed conditions, undocumented system configurations, or deteriorated equipment may require additional work not included in this proposal.
- * Any modifications required to existing fire alarm programming, smoke control sequencing, or system logic shall be performed by the Owner's fire alarm contractor or system integrator.
- * Contractor responsibility is limited to the proper installation of equipment and systems specifically included within the approved construction scope.

Any work required to correct pre-existing deficiencies or system failures will be addressed through written change orders.

Change Orders

Any work outside the defined scope will require written authorization prior to commencement.

Additional work may include but is not limited to:



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Services	Quantity	Price	Amount
* Unforeseen structural conditions * Hidden utilities * Additional electrical capacity requirements * Fire alarm system modifications * Building code upgrades triggered by inspection authorities			
Warranty			
EBG will provide a warranty on contractor workmanship for a period of one (1) year from the date of substantial completion.			
Manufacturer warranties for installed equipment will be provided according to manufacturer terms.			
Proposal Validity			
This proposal is valid for 30 days from the date issued.			
Material costs and equipment availability are subject to market conditions and manufacturer lead times.			
Acceptance			
Acceptance of this proposal shall be indicated by written authorization or execution of a formal contract agreement.			



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Subtotal:	\$339,223.00
15% Full Scope Discount:	(\$50,883.45)
Grand Total (USD):	\$288,339.55