



Bid Proposal
Division-21

FS-Bid

Fire Suppression Services Incorporated
3802 South 2300 East, Millcreek, UT 84109.
Ph (801) 277-6464 Fax (801) 278-2199 Toll Free (800)

Accepted by:

Print Name:

Signature:

Date:

To: **Estimating Department**

Bid Proposal

For: Division 21 Wet Fire Suppression Systems (sprinklers)

Quote Number: 238549.01

Date: 2026-01-21

Expires: 2026-02-04 14 days

Project: **DFS Construction Omega Pools** building address 4518 Forestdale Drive PC #47

Total Bid Price: **\$31,820.00** (estimated)

Add:

Add: **\$1,600.00** for Performance & Payment Bond, where required

Price by: Arun (801) 277-6464 for **Fire Suppression Services Incorporated**

This Proposal supersedes, cancels and withdraws all previous submissions

References:

- NFPA 10: Standard for Portable Fire Extinguishers. (Where applicable)
- NFPA 13: Standard for the Installation of Sprinkler Systems.
- NFPA 14: Standard for the Installation of Standpipes and Hose Systems, 2010 edition.
- NFPA 20: Standard for the Installation of Stationary Pumps for Fire Protection, 2010 (Where applicable)
- NFPA 30: Flammable and Combustible Liquids Code 2003 Edition. (Where applicable)
- NFPA 72: National Fire Alarm Code (Where applicable)
- NFPA 101: Life Safety Code
- NFPA 170: Standard for Fire Safety and Emergency Symbols.
- Incorporated into this document are other NFPA Codes as referenced and where applicable.
 - Ref: http://www.nfpa.org/aboutthecodes/list_of_codes_and_standards.asp
- EN 12845: Fixed firefighting systems, Automatic sprinkler systems, Design, installation and maintenance.
- International Fire & Building Code/s and Life Safety Code **if** installed according to Code.

We use the above codes as a reference ONLY. All and every facet of each of the above may not apply to this proposed pricing document.

Summary

This proposal is to remove incorrectly placed sprinkler heads and replace with uprights and pendant sprinkler heads for **Unit 47** in the building complex at 4518 Forestdale Drive Park City Utah 84098, three levels, in accordance with the above referenced standards where applicable, and in accordance with approved Drawings, Calculations and Permits, and all addenda as released as of **2026-Jan-19**

Inclusions

1. Install/Relocate additions and modifications to existing fire sprinkler system as per mutually approved plans.
 - a. Relocate upright sprinklers above new ceilings.
 - b. Add pendants heads in areas with ceilings.
2. One (1) Head Box & Head Wrench if needed,
 - a. Spare heads as needed. (**Attic Stock**)



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3. Proofing:
 - a. Inspecting the System,
 - b. Test the System which includes
 - i. Pressure testing all above ground pipe work at this unit only (#47).
4. Final approval testing with appointed Fire Marshal
5. Training @ 1 hour for maintenance manager;
 - a. (extra time, repeat, or video recording is an extra fee)
6. One-year Limited Liability Warranty on completion

Exclusions

1. The use of our Licensed Designer, (PE or NICET) to calculate and design the complete system as per standards referenced above. (Design) COMPLETED
2. The submission of said design for approval to AHJ, & to Third Party Review where required (Submittals) (COMPLETED on another Invoice) and
3. Obtain Permits from the local Authority Having Jurisdiction (AHJ) over the Project to begin work. (Permit) IN PROCESS at AHJ Park City
4. Portable Fire Extinguishers & Cabinets. (A separate Proposal is NOT attached).
5. Fire Alarm Control Panel and components. (A separate Proposal is NOT attached).
6. Dry Stand Pipe Systems. (Unless specifically incorporated/noted as part of this Proposal)
7. Knox locking FDC Caps (\$256 ea.) and Knox boxes (\$?) unless included above.
8. ALL underground excavation and underground piping installation. (A separate Proposal Choose an item.).
 - a. Extra charges will apply if we consult on this and our underground bid is not accepted
 - b. Extra charges will apply if we consult on Standpipe systems.
9. Bacteria and Flush Test.
 - a. (MUST Be Done by Underground Div-31/33 with AHJ before Riser is stacked on the flange)
10. Chlorination
11. Fire & Jockey pumps and Water Storage tanks.
12. Pre-action or Deluge fire protection systems
13. Chemical agent suppression systems
14. Hose Racks & In-Rack Sprinklers (unless specified above)
15. Power supply and wiring work pertaining to the Suppression System for:
 - a. Fire/Jockey pumps
 - b. Valves & pipe-work for fire pumps.
 - c. Alarm and trip devices.
16. Electrical work to connect alarms, strobes, bells, flow & tamper devices back to building panels or demarc.
17. Generators and Electric Power supply for Thread Cutting machinery, AWP chargers etc.
18. Painting of pipe-work or associated fittings.
 - You may paint Standpipes, risers, branches & mains etc. Do not paint sprinkler heads.
 - We Core Drill. This may mess wall surfaces. You should have Final Painting in Painters Scope.
 - It is not Fire Suppression Services responsibility to paint surfaces.
19. All work associated with Tiles & Grid-work, sheetrock, brick work & wood working is excluded.
 - We may have to cut holes; other divisions need to have repair in their Scope.

Additional Charges

The Terms & Conditions below are part of this pricing/document see T&C regarding Bonds. **Payment by Credit Card attracts additional fees to be paid by you.**

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If system fails to pass fire marshal inspection due to negligence from other trades, a re-inspection fee of \$565.00 per-retest will be charged.

Field technicians will clean work site at the end of each day. If technicians are needed by contractor to clean additional area's then an additional hourly rate of \$65.00 per hour per technician will be charged for such services. Use our roust-about instead.

Notes to Owner/Architect

Communications:

Owner or General is to supply one only Point-of-Contact email address for document delivery. FSS will send emails to that address only. It will be your responsibility to manage your internal distribution. **Fire Suppression Services Inc.** reserves the right to communicate, at any & all times, with the Owner of the property and as such, both Owner & Contractor shall permit FSS to request directly from the Architect information regarding percentages of completion and the amount certified on account of Work done by this subcontractor.

Neither the Contractor nor the Owner is permitted to give instructions or orders directly to this subcontractor's employees or the subcontractors sub-contractors or material suppliers unless such persons are designated as authorised representatives of **Fire Suppression Services Inc.**

The Contractor shall promptly make available to this subcontractor information, including information from the Owner, that affects this subcontract and that becomes available to the Contractor subsequent to execution of our Contract.

Other notes:

Owner/Architect/Engineer of Record to supply all CAD base drawings for Arch. Civil, Site (Utilities) & MEP DWG files are to include Floor Plans, Reflected Ceiling Plans, Building Sections, Structural Plans, Mechanical (HVAC) Plans and Civil (Utility) Plans. FSS understands that copyright applies and that it (FSS) will maintain that copyright and hold CAD data private to FSS only.

The General Contractor shall permit this subcontractor (**Fire Suppression Services inc.**) to request directly from the Architect information regarding percentages of completion and the amount certified on account of Work done by this subcontractor.

Design will be based on design parameters provided by **Fire Suppression Services** and Architect or Engineer. The standard NFPA 13 & local Code/AHJ requirements are the standards to be used unless noted otherwise. Piping and fittings are proposed to be Sched-40 pipe and fittings in accordance with NFPA 13. We recommend that a pre-design meeting be held to coordinate fire sprinkler layout and design.

It is Owner's responsibility to supply HV wiring and connectivity to building alarm panels, Compressors and pumps back to electrical breakers. Put it in the scope of work of the Division 26 Electrical or Division 28 Electronic Safety and Security group

Fire Suppression Services Inc. Sprinkler Technicians do not do HV or LV wiring.

This means that you must supply LV wiring back to alarm panels for Flow & Tamper switches and HV for alarm bell and dedicated HV of the correct rating for a Dry Valve Compressor that may be in the Riser room.

Owner is to supply, at Owners expense, Quality 110-125 AC site power to FSS site work space, in accordance with local Code in readiness for site fitters/technicians at FSS Mobilization, through to our Demobilizations. (For AWP charging and Rigid™ Thread cutters)

Owner is to be aware that many jurisdictions require Knox boxes, & locked FDC caps. Additional charges apply, at the AHJ.

Owner/Underground Div. to supply to the Fire Suppression PM, the authorised/completed Form 2-K "Contractor Materials & Test Certificate" certifying that all Flush, Pressure & Bacteria testing of water mains has been completed & witnessed by AHJ, before the riser can be installed.

Pricing to install Alarms, chemical agent, pre-action or deluge fire suppression systems in data rooms can be provided upon request.

Owner must ensure Gas-Tight integrity of any Clean Agent (data/pbx) room.

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Owner will be required to have off-site alarm monitoring by a remote service, of all alarms. (By Code, it must be in place at Final Test). **Fire Suppression Services Inc.** can supply this service on request as follows:

For Wireless service \$720 for the first twelve (12) months, or

- A. You may elect to have your own dedicated non-voicemail landline and we supply the monitoring service for \$660.00 for the twelve (12) months

If Owner chooses not to use wireless dialer, then Cat-6 phone lines will be run from De-Marc to Fire Panel. YOU must supply dial tone before finals. (No voicemail. The 'stutter' interferes with line-seizure). (We will do the termination at the panel)

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Addenda

These addenda are our TERMS & CONDITIONS and are incorporated into the Proposal in its entirety without alteration.

BILLING & PAYMENT

All our Requests for Payment (billing) will be submitted per AIA docs "G702 Application for Progress Payment" using the AIA G703 "Continuation Sheet" "Schedule of Values". The Progress Payment you make is part of an Invoice that represents the full amount of the Contract. We use ONE Master Invoice number for the project. Your payments are progress payments against this invoice. IF we issue YOU this Invoice, then: ALL invoice amounts (the full Contract Amount), on this invoice are Net 15, no exception. FSS will register the job with the Utah State Construction Service and will at all times preserve its lien rights. Property Owner will be notified and a lien placed on the property if amounts due are unpaid after 30 days from the application for payment date. You agree that if you pay by Credit Card, all transaction fees will be paid by you as extra charges, in addition to the invoice amount.

BOND (ADDITIONAL CHARGE)

If requested, **Fire Suppression Services Inc.** shall furnish Bonds in the form requested by you, the 'Owner', covering the faithful performance of the Agreement, and the payment of all obligations arising there under. These may be in the form of 100% Performance, 100% Labor and Material Payment, and Lien Bonds.

The FULL cost of providing such Bond/s for you, the Owner and/or his Agent/Contractor shall be paid by you, the Owner/Agent/Contractor or whosoever may require **Fire Suppression Services Inc.** to furnish said Bond/s, and is an additional cost/amount, and IS NOT included in this bid.

Any and all payments required by **Fire Suppression Services Inc.** for the above shall be shown on any Breakout Sheet (e.g.: AIA-G703) as a SEPARATE item list and shall NOT be subject to any "retainage".

This Subcontractor shall be reimbursed, without any retainage, for the cost of any required performance or payment bonds simultaneously with the FIRST progress payment.

CHANGES, CCO & PCO

All fire sprinkler nozzles and/or pipe-work AND All Hood Systems and their Suppression devices

AND: All Chemical Suppression Systems AND Portable Extinguishers AND: All Alarm Systems, will be installed as per approved Plans; Any change or deviations from said Plans will not be done without approved Change Order/s with attendant cost adjustments.

CONTRACT

Seller objects to modifications and additions to any of the terms of this document, irrespective of the wording of the Purchasers acceptance, or other Purchaser Forms, Purchasers Contract, other Documents or hand written annotations on this Document. This document in its entirety is to be incorporated into 'The Contract' with you.

FREIGHT

All goods that attract freight are FOB Origin FC.

LABOR

Labor is calculated at a regular day rate and will be performed during business hours. (08:00-16:30) or (07:00-15:30) Hours outside these, or weekends are additional charge to you at time and one half, without exception & must be approved via CO, before worked.

MOBILIZATION-DEMOLIBILIZATION-REMOBILIZATION

If Fire Suppression Services Inc. or its subcontractors have to suspend work, for any reason, and have to demobilize before completion, then we are entitled to recover our demobilization costs from you; and, if **Fire Suppression Services Inc.** and/or its subcontractors have to remobilize we are entitled to recover the remobilization costs from you.

PERMIT, DESIGNS and SUBMITTALS

Any and all payments required by **Fire Suppression Service Inc.** for Permit, Designs & Submittals shall be shown on any Breakout Sheet (e.g.: AIA-G703) as a SEPARATE item list and shall NOT be subject to any "retainage".

Prices & Taxes

If Seller is required to pay any taxes or other fees relating to the services to be performed or to the production, sale or transportation of goods, Purchaser will reimburse the Seller for any such taxes or fees. Portable Fire Extinguishers attract Utah Sales Tax.

Attorney's Fees

In the event that either party brings an action or proceeding for a declaration of the rights of the parties under this Agreement, for injunctive relief, or for an alleged breach or default of this Agreement, or any other action arising out of or related to this Agreement or the transactions contemplated hereby, the prevailing party in any such action will be entitled to an award of reasonable attorneys' fees, expenses and costs (including, without limitations, expert fees) incurred in such action or proceeding, in addition to any other damages or relief awarded, regardless of whether such action proceeds to final judgment.

You agree to pay all outstanding Statement amounts, and all interest, attorney's fees and collection costs.

Right of Way

Fire Suppression Services requires first right of way; this means that Fire Suppression Sprinkler Technician/Fitters "must be First & High".

Tamper

Tampering or Adjusting or Working on Fire Suppression installed and tagged Systems by anyone other than Fire Suppressions Authorized personnel or Certified /Authorized / Licensed Fire Protection Service Personnel not only jeopardizes the safe and correct operation of the equipment; it voids the tags on said System, voids all **FSS** Warrantees, and it is highly likely it will affect your Insurance.

Unless your maintenance department personnel are so authorized, it is advisable to leave the System equipment maintenance and servicing to Certified Personnel.

Asbestos Notice:

FIRE SUPPRESSION SERVICES Inc. IS NEITHER FORMALLY LICENSED IN THE REMOVAL OF, NOR THE ANALYSIS OF ASBESTOS. OUR COMPANY WILL THEREFORE NOT NORMALLY DEAL WITH ALL ASBESTOS RELATED INCIDENTS IN A PRACTICAL SENSE ON BEHALF OF OUR CLIENTS. WHEN THE PRESENCE OF ASBESTOS IS SUSPECTED WE WILL STOP WORK AND APPOINT COMPETENT AND ACCREDITED SUB CONTRACTORS ON A SITE-SPECIFIC BASIS TO CARRY OUT ANY REMOVALS OR TEST

Signature:

2016-08-19