

**Guardian Technologies of SW FL., Inc.**  
**Life Safety Systems**

**PO Box 112798 Naples, Florida 34108**  
**239-592-5757, FAX 239-596-2468**

**www.guardiantechfl.com**

State Licenses EF0001174, 03655700012008

**Proposal Agreement**

**February 3, 2014**

**Name** Calais At Pelican Bay.  
**Address:** 7008 Pelican Bay Blvd Naples, FL 34108  
**Contact:** Mr. Rich Meyer CAM

**Guardian Technologies** proposes the following Local annual fire alarm quotation for Calais At Pelican Bay's *two (2) three story buildings and three (5) story buildings*. fire alarm panels connected to the building Fire Sprinkler/Fire Alarm Systems.

**Guardian Technologies** will perform the quarterly and annual Life Safety inspections per NFPA requirements and Attachment "A" for a period of Five (5) years from the date of acceptance for each of the buildings Fire Alarm Control Panels. This includes all Sprinkler Risers, all *supervised* Gate Valves, and all *supervised* Backflow Preventers as follows:

|                                                                                                                                                                         |                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|  <b>Total Annual Fire Sprinkler Riser &amp; Quarterly Fire Sprinkler Inspections</b> | <b>\$1,990.00</b>         |
|  <b>Total Annual Backflow Preventor</b>                                              | <b>\$ 90.00</b>           |
|  <b>Annual Fire Alarm Test/Inspection</b>                                            | <b><u>\$ 1,580.00</u></b> |
| <b>Total</b>                                                                                                                                                            | <b><u>\$3,660.00</u></b>  |

**Clarifications**

1. This quotation is based on existing fully functional Fire Alarm Systems. Any existing components needed to make the existing systems functional will be quoted extra.
2. Fire Alarm System is subject to approval by Authority having Jurisdiction. Any modifications to system after permit is approved but required by Field Inspectors will be charged additional.
3. This quote is valid for 30 days.
4. Payments to be discussed upon acceptance.
5. Warranty is one year on parts and labor.

All material is guaranteed to be as specified. All work to be complete in a substantial workmanlike manner according to above specifications and standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. Our worker's are fully covered by Workman's Compensation Insurance.

The above process, specifications and conditions are satisfactory and are hereby accepted. **Guardian Technologies** is authorized to so the work as specified. Payment will be made as outlined above.

**GUARDIAN TECHNOLOGIES**

Accepted By

Date 2/27/14

By \_\_\_\_\_

By Rich Nyer

Title \_\_\_\_\_

Title Property Manager

The contract amount may be increased at Guardian's continuing option, by up to ten percent (10%) per year for the term of the Agreement. Guardian agrees to provide thirty (30) days written notice prior to each increase. The right to increase the contract amount maybe excercised at any time during a given year.

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## Life Safety Services

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October 28, 2013

### ATTACHMENT A

#### Testing and Inspection of Fire Sprinkler Systems, Fire Pumps & Backflow Preventers For

#### Calais At Pelican Bay

**Inspection Services:** Guardian Technologies will inspect the portions of the property owner's fire sprinkler system(s) on each visit to the location with the frequency specified in the Inspection Agreement. This agreement does not include daily, weekly and/or monthly inspections, unless noted otherwise.

#### **Sprinkler System Testing and Inspection:**

1. Perform visual inspection, from the floor level, of all accessible fire sprinkler system components (not including attics, crawl spaces or other concealed areas).
2. Inspect all fire sprinkler system valves for leaks, damage or corrosion.
3. Exercise sprinkler system control valves.
4. Inspect sprinkler system piping and fittings for leaks, damage or corrosion.
5. Inspect sprinkler pipe hangers for damage and proper alignment.
6. Inspect all tamper and flow switches for damage or corrosion.
7. Test alarm operation through inspectors test valves.
8. Conduct a main drain test and compare results to previous test results.
9. Inspect fire sprinkler spare head cabinet to ensure adequate stock of sprinklers, wrenches and proper cabinet mounting.
10. Inspect fire sprinkler backflow prevention devices and check valves for leaks, damage or corrosion.
11. Lubricate OS&Y valve stems.
12. Perform a pressure test using a certified backflow test kit to ensure proper operation.
13. Inspect fire department hose connections and caps.
14. Inspect pressure relief valves and pressure settings.
15. Inspect priming water levels in dry pipe valves.
16. Inspect all air/water pressure gauges.
17. Place approved certification tags on all risers tested during each inspection.
18. Provide a written report indicating all deficiencies found during inspections.

Guardian Technologies shall not be responsible for any equipment failure occurring while in the performance of contracted inspections. Guardian Technologies disclaims any liability resulting from any reports or recommendation of an advisory nature. The final responsibility for the condition and operation of the fire sprinkler system lies solely with the Property Owner.



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October 22, 2013

**Guardian Technologies** will provide **Calais At Pelican Bay** with the following Wide-Ranging Fire Extinguisher Services:

- ❖ On Site Annual Maintenance Including Recharging
- ❖ Six Year Maintenance Of Dry Chemical, Halon 1211 And Halotron 1 Fire Extinguishers
- ❖ Hydro Testing Of Dry Chemical, Halon 1211 And Halotron 1 Fire Extinguishers
- ❖ Fire Training Including Hands On Demonstrations And Training Classes
- ❖ Emergency And Exit Lighting Services: Including Repair, Testing And Replacement Of All Types Of Batteries, Bulbs And New Fixtures

**Guardian Technologies** Fire & Safety Extinguisher Price Listing of Associated Services are provided below. Annual Fire Extinguisher Inspections would be coordinated with our other inspections and testing conducted for the follow fee schedule:

**Annual Inspection per Bottle**

**\$4.00 and no trip charge**

**Annual Maintenance per Bottle**

|                                                     |          |
|-----------------------------------------------------|----------|
| Annual Maintenance 5-10lb. Co2                      | \$9.60   |
| 5 Year 5lb. Maintenance Co2                         | \$89.00  |
| 5 Year 10lb. Maintenance Co2                        | \$94.27  |
| Recharge 5lb. Clean Guard for Computer Applications | \$35.47  |
| Hydrotest 5lb. Clean Guard Fire Extinguisher        | \$29.40  |
| Fe36 Agent per Pound                                | \$55.48  |
| Ansul Valve Stem 2.5-20lb. Dry Chemical             | \$12.80  |
| O-Ring Amerex-Badger 5-10lb.                        | \$ 4.40  |
| Exit Sign Repair 6v 4amp                            | \$45.36  |
| Emergency Light Repair 6v 7amp (6* 3* 2)            | \$57.00  |
| Exit New LED/Battery Pack                           | \$117.19 |
| Emergency Light New                                 | \$117.88 |
| Labor per Hour                                      | \$95.00  |

**Recharging**

|      |         |
|------|---------|
| 5lb  | \$15.00 |
| 10lb | \$18.00 |
| 20lb | \$26.00 |

**Hydro Testing**

|      |         |
|------|---------|
| 5lb  | \$16.00 |
| 10lb | \$19.00 |
| 20lb | \$26.00 |

**New 5 lb. Extinguisher**

|                 |         |
|-----------------|---------|
| Quantity 1 -10  | \$65.00 |
| Quantity 11-50  | \$53.00 |
| Quantity 51-200 | \$47.70 |

**New Fire Extinguisher Cabinets**

|                 |         |
|-----------------|---------|
| Quantity 1-20   | \$57.30 |
| Quantity 21-50  | \$51.90 |
| Quantity 51-200 | \$43.35 |

We look forward to providing **Calais At Pelican Bay** with our Fire Extinguisher Services. If you have any questions or comments please do not hesitate to contact us. Again, we look forward to becoming your *One Stop Life Safety Shop*.

Sincerely,

*Gary A. Novak*  
Accounts Manager