



December 15, 2020

Bid 20592FA Rev3

Rich Meyer
Calais at Pelican Bay
7064 Pelican Bay Blvd
Naples, FL 34108

Subject: Calais at Pelican Bay
7064 Pelican Bay Blvd Naples FL 34108
Fire Alarm System Upgrades

Dear Rich:

Nichols Contracting, Inc. (NCI) is pleased to quote a price of **\$274,030** to install a new fire alarm system at Calais at Pelican Bay (Calias) Naples, FL buildings C, D, E, F and H.

Price per building:

- **Building C - \$39,650**
- **Building D - \$64,910**
- **Building E - \$39,650**
- **Building F - \$64,910**
- **Building H - \$64,910**

Our scope of work is pursuant to our site visit and includes only the following:

- *Our proposal includes General Conditions, Supervision and Permits for our work only.*
- *Scope is based on conversation with North Collier Fire Control and Rescue District (hereinafter AHJ) Senior Plans Reviewer, Pamela DeMeo.*
- *Quote is based on one (1) heat detector per condo unit as approved by the AHJ in the attached communication from Battalion Chief Lintz of the AHJ dated December 14 , 2020 in response to the attached waiver request from the Calais Board to Battalion Chief Lintz dated December 11, 2020. Quote includes all the equipment to satisfy the conditions agreed to by the Calais Board in said letter, except for the interconnected (ten-year battery) smoke/CO alarms which are covered by NCI bid 20592FA Smokes Rev1, dated December 15, 2020, which is to be accepted concurrently by Calais with this bid.*
- *No additional requirements from the AHJ, Engineer or Plans Review beyond the scope of this proposal and NCI bid 20592FA Smokes Rev1 are required for this installation.*

- *Engineering and material procurement will start upon receipt of down payment.*
- *Allow 6 weeks from our receipt of owner information for permits to be in place.*
- *All Invoices are to be paid within 30 days of invoice date. Sums not paid within thirty (30) days shall accrue interest at the rate of three percent (3%) annually, compounded monthly.*
- *STANDBY TESTING: In order to expedite testing and control costs, we will have the elevator related modules labelled and the equipment will be ready for standby testing. We have allotted one day per elevator, not to exceed four (4) hours each, for standby testing with the elevator contractor for final elevator inspections.*
- *CHANGE ORDERS: Change orders will be processed at our current labor rates at the time of approval. Mark up on our work (material costs plus hourly rate for labor) will be at a rate of 10% for overhead and 10% fee. Mark up on any subcontractor's work (material costs plus hourly rate for labor), if required, will be at a rate of 10% for overhead and 10% fee. Current labor rates are as follows:*
 - *Project Manager - \$71.78*
 - *Superintendent - \$68.16*
 - *Foreman - \$55.24*
 - *Helper - \$25.82*
- *If required, concrete imaging for new through-floor penetrations where post tension wiring exists is not included and will incur additional costs.*

FIRE ALARM

1. Furnish and install five (5) new Silent Knight SK6820 addressable fire alarm panel.
2. Furnish and install five (5) new DTK 120HW surge protectors.
3. Furnish and install all new batteries for the fire alarm panels.
4. Furnish and install five (5) Silent Knight SK5499 Remote power supplies.
5. Furnish and install two (2) new remote annunciators for building C and E.
6. Furnish and install (10) wireless gateways and NEMA 4 enclosures
7. Furnish and install sixteen (16) new SK PHOTO W addressable smoke detectors.
8. Furnish and install fifty-two (52) new PSDALOB weatherproof pull stations with addressable monitor modules.
9. Furnish and install twenty-one (21) new 302-ET-135 addressable heat detectors with monitor modules.
10. Furnish and install three (3) new SK MINI MON flow switch connection only.
11. Furnish and install ten (10) new SK MINI MON tamper switch connection only.
12. Furnish and install twelve (12) SK MINI MON for fire pump connections
13. Furnish and install three (3) new Ditek 2LVLP-36 surge protector for back flow tamper switch connection.
14. Furnish and install one hundred, five (105) new WIRELESS heat detectors one in each condo unit.
15. Furnish and install two hundred, sixty-five (265) new WIRELESS low frequency horn one in each sleeping area.

16. Furnish and install one hundred, five (105) new low frequency horn in condo unit common area
17. Furnish and install sixty (60) new P2RK weatherproof exterior audio-visual device.
18. Furnish and install one (1) new smoke detector in each elevator machine rooms (5 total).
19. Furnish and install three (3) new relay modules in each elevator machine room for primary recall, alternate recall and fire hat (15 total).
20. Furnish and install twenty-one (21) new weatherproof heat/smoke detector on the elevator landings.
21. Furnish and install new conduit and wire from the relay modules to the elevator controllers. **Final connection to controller by elevator contractor.**
22. Provide for drawings, engineering, programming, pre-test and final inspections.

POWER FOR FIRE ALARM

1. Provide to demo any electrical equipment or conduits not scheduled for retention pertaining to the fire alarm panel.
2. Provide to disconnect and reconnect the existing fire alarm electrical circuit for the new fire alarm panel.
3. Provide labels on all disconnects showing source of power.

PATCHING AND PAINTING FOR FIRE ALARM

1. Provide to patch and paint any new exterior through-wall penetrations. **Fire rating of wall to be maintained. Owner to provide paint color for exterior walls.**
2. **Note: No patching and painting inside individual units will be required.**

SCOPE OF WORK

- Replace fire alarm control panel on buildings C, D, E, F and H.
- Add one cellular communicator per fire alarm panel for fire alarm monitoring of each building.
- Replace remote annunciators on buildings C and E.
- Replace all existing pull station devices with new weatherproof devices.
- Monitor all flow switches in buildings D, F & H.
- Monitor all tamper switches and valves on D, F & H.
- Replace all existing smoke and heat detectors with new devices.
- Add power supplies on each of the building for new non-wireless Low Frequency interior devices in each unit common area.
- Replace current exterior horns with weatherproof horn strobes.
- Add all required fire alarm devices on each elevator landing for elevator recall functions.
- Add all required fire alarm devices in elevator machine rooms for elevator recall functions.

- Add monitoring devices to fire pumps for power, pump run, over current and phase reversal.
- Add wireless gateways (2 per building) in breezeway in NEMA 4 enclosures.
- Add wireless heat detector in each unit common area.
- Add wireless low frequency sounder in each sleeping area of each condo unit.
- Replace existing fire alarm horn in each unit with a low frequency sounder.
- Perform all pretesting of new systems.
- Perform all elevator inspections.
- Perform all final fire alarm inspections.

JOB PHASING

Job phasing will be done in order to get the elevator modernizations' scope completed first as not to impede current elevator completion dates. Phasing of the work will allow NCI to meet elevator modernization schedules. It is assumed that elevator modernizations will start in March 2021 in accordance with the attached elevator base bid construction schedule.

Phase I

Replace fire panels and existing hard-wired field devices on a per building basis. Install and connect all new required devices for elevator recall functions. Perform all elevator testing to support final elevator inspections.

Phase II

Install and configure all new wireless devices in the units. Perform all pretesting. Perform all fire final inspections with AHJ. Phase II work is to start no no sooner than June 1 and no later than August 1, 2021. The fire alarm permits will remain open until Phase II work is completed.

FIRE ALARM MONITORING

- Fire alarm monitoring will be via a cellular monitoring device (included) on each building at the fire alarm panel.
- Fire alarm monitoring will be \$35.00 per month per account, price guaranteed for three years. This monthly price includes the cellular monitoring devices and installation.
- A separate contract will be given for the fire alarm monitoring prior to panel replacement completion.

Our price is firm for 90 days and includes **general conditions, labor, material, and applicable taxes for our work only**. Fifty Percent (50%) of the base price quoted shall be due and payable upon acceptance of proposal. Twenty-Five Percent (25%) shall be due upon completion of Phase I work. Fifteen Percent (15%) shall be due upon completion of Phase II work and prior to fire alarm final inspections. Balance shall be due upon full completion of the fire alarm system.

including punch list items and including successful completion of fire alarm final inspections, final written approval of the completed system by the AHJ and receipt of all subcontractor release of liens.

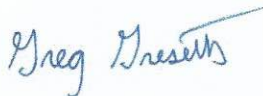
All work is to be performed during Nichols Contracting, Inc. normal business hours (8AM to 4:30PM) by NCI employees. Our work shall be scheduled and coordinated with Owner and elevator contractor (as required). Includes clean up and hauling of debris resulting from our work (only) on a daily basis. *Nichols Contracting, Inc. shall not at any time be responsible for the abatement of lead paint or asbestos.*

If awarded this project, NCI will require the ability to survey the site within two-weeks of award to confirm and verify field conditions.

Our price **does not include** bonds, third party inspections, expediting, or anything not mentioned specifically herein.

Thank you for the opportunity to quote on this project. Please give me a call if you have any questions regarding our proposal.

Sincerely,



Greg Greseth

South Region Manager

Cc: Fred Nichols

President

Accepted by: John J. Torrente Date: 12/16/2020

Printed Name: John J. Torrente Title: President

PO #: _____